



CITY COUNCIL WORK SESSION

Monday, April 06, 2026 at 5:30 PM

Council Chambers - 331 First Street East

AGENDA

RULES OF PROCEDURE

Workshops are not Public Hearings. No member of the public or interested party has the right to make a presentation or address the Council on an item under consideration in a workshop or a study session.

During the City Council Work Session, the Council will primarily discuss and debate items intended to be formally considered at a future City Council Meeting. However, the Council may at any noticed meeting, including a City Council Work Session meeting, take action on any item shown on the posted agenda as a potential action item. The City Council Work Session meeting is a regular meeting of the Independence City Council.

MEETING OPENING

Call the Meeting to Order

DEPARTMENT UPDATES

- [1.](#) Department Report – Airport
- [2.](#) Department Report – Building/Code Enforcement
- [3.](#) Department Report – Street Department
- [4.](#) Department Report – Utilities Department

NEW BUSINESS

- [5.](#) Wastewater Treatment Plant Update
- [6.](#) RAGBRAI Update
- [7.](#) Mural Project Update
- [8.](#) 2025 Bridge Inspection Reports
- [9.](#) ICAP Renewal Date
- [10.](#) Larson Lane and Cedar Street Potential Future Project
- [11.](#) 204 3rd St. NE – Disposition of Real Estate
- [12.](#) Compensation and Classification Comparables Discussion
- [13.](#) Council Topics
- [14.](#) Mayor Topics
- [15.](#) City Manager Topics

ADJOURNMENT

This agenda is subject to change.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: Matthew R. Schmitz, MPA – City Manager
FROM: Brett Soukup – Airport Director
DATE OF MEETING: April 6, 2026
ITEM TITLE: Department Report – Airport

Fuel Sales

- **100LL:** 760 gallons
- **Jet A:** 1,031 gallons
- We ordered a load of **Jet A fuel (6,800 gallons)** before prices increased significantly, so we can remain competitive with the pump price.
- We also ordered a load of **100LL fuel (5,800 gallons)** to stay ahead of potential fuel price increases.

Equipment

- Update on big mower repairs: After looking further into the issue, we determined that the upper and lower bearings need to be replaced. We also found that a couple of the shafts on the top side are worn and will need to be replaced. The parts have been ordered, and we are currently waiting for them to arrive so we can continue with the repairs.

Miscellaneous

- Repairs to the maintenance building (SRE) have been completed. There is one section that still needs a couple more screws installed and some caulking.

Community outreach

- **Saturday, March 7**, the Independence Airport partnered with the Independence Library for their *One Book Indy* event. The airport hosted an open house for the community to come out, view different airplanes, and tour the facility. This was a great turnout for both organizations. We also asked one of our local businesses, Gibby's, to partner with us by offering tacos for a quick lunch. They generously decided to donate all of the proceeds back to the library. Overall, it was a great event, with approximately **77 people attending**.



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Mattherw R. Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 6th 2026

ITEM TITLE: Department Report – Building/Code Enforcement

DISCUSSION:

Building Department:

From February 1st, 2026, through March 31, 2026, 61 Permits were issued, of which 22 were Major Mailbox Encroachment type. (see permit report for individual permit uses)

Staff was recently informed, following an ISO audit, that the City's Building Department rating will be reduced from 4 to 9. It is our understanding that this planned reduction is based solely on the City's continued use of an older, though still valid, building code cycle.

Staff was further advised that if the City adopts a more recent building code cycle within six months, the rating reduction publication will be held, pending new code adoption. In response, staff has requested the six-month compliance period and has begun reviewing and comparing code cycles, with the intent to update from the 2018 code cycle to the 2024 code cycle.

Code Enforcement:

419 9th Ave SE – On 3/27/26, the City was awarded ownership of this property. We are awaiting the expiration of the 30-day appeal period, after which the City can decide the property's future.

813 9th Ave NE – A continuance was granted on 2/25/2026, so the court hearing regarding the charges filed against this property will not be held until May 7, 2026. Cleanup of the remaining structure(s) and debris is pending the court ruling.

Other 657A: Staff will be attending court on May 1st regarding the property at 214 6th Ave SW. Neighbors have reported that wildlife has been entering the basement.

Nuisance Property: 14 Letters of violation were sent out in the last two months, with most concerns being of junk and debris in yards.

Planning and Zoning:

Planning and zoning will meet on 4/7/26 to discuss the possibility of rezoning a parcel at 508-A 20th St SW to construct a residential structure. Existing zoning is M-2 heavy manufacturing, which does not allow for residential classifications. Proposed zoning is C-2, as the current landowner operates a construction company at the same location and desires to construct a residence for his family on a newly constructed second level of the existing building. Staff has reviewed the plans, and they comply with building codes.

Staff will be working on zoning regulation updates throughout the upcoming months, not only to update zoning ordinances but also to incorporate them into the City's Code of Ordinances so they are more readily available.

Board of Adjustments:

No Activity

Flood Plain Administration:

No Activity

Training:

ICC training on special inspection on April 9th in Marion, Iowa, is being hosted by the Eastern Iowa Construction Code Council.

All Permits issued previous month - Set Date Range

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
March 4, 2026	821 8TH ST SE, INDEPENDENCE 50644	Residential	Accessory Structure	\$90.00	March 17, 2026	\$10,000
			Subtotal For Accessory Structure (1 Records)	\$90.00		\$10,000
February 19, 2026	511 2ND AVE NE, INDEPENDENCE 50644	Residential	Building	\$94.00	February 19, 2026	\$11,000
			Subtotal For Building (1 Records)	\$94.00		\$11,000
March 17, 2026	1600 3RD AVE SE, INDEPENDENCE 50644	Commercial	Curb Cut	\$0.00	March 17, 2026	\$0
			Subtotal For Curb Cut (1 Records)	\$0.00		\$0
March 4, 2026	607 2ND ST NE, INDEPENDENCE 50644	Residential	Fence	\$52.00	March 4, 2026	\$4,000
March 13, 2026	206 7TH AVE SW, INDEPENDENCE 50644	Residential	Fence	\$52.00	March 13, 2026	\$3,636
March 24, 2026	506 16TH AVE NE, INDEPENDENCE 50644	Residential	Fence	\$52.00	March 24, 2026	\$3,295
March 27, 2026	1100 7TH ST NE, INDEPENDENCE 50644	Residential	Fence	\$58.00	March 27, 2026	\$4,050
			Subtotal For Fence (4 Records)	\$214.00		\$14,981
January 27, 2026	1601 1ST ST E, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$70.00	February 24, 2026	\$7,000
January 29, 2026	612 6TH AVE NW, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$124.00	February 24, 2026	\$15,205
January 29, 2026	814 1ST ST E, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$58.00	February 24, 2026	\$4,900
March 11, 2026	401 9TH AVE SE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$70.00	March 17, 2026	\$6,900
February 4, 2026	215 2ND ST SE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$100.00	February 24, 2026	\$11,070
February 20, 2026	515 17TH ST SE, INDEPENDENCE 50644	Commercial	Mechanical (HVAC)	\$288.00	March 17, 2026	\$46,340

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
			Subtotal For Mechanical (HVAC) (6 Records)	\$710.00		\$91,415
March 10, 2026	610 2ND AVE SW, INDEPENDENCE 50644	Residential	Plumbing	\$32.00	March 17, 2026	\$1,550
February 4, 2026	404 20TH AVE SW, INDEPENDENCE 50644	Residential	Plumbing	\$28.00	February 24, 2026	\$1,368
March 11, 2026	501 5TH AVE SW, INDEPENDENCE 50644	Residential	Plumbing	\$28.00	March 17, 2026	\$1,385
October 9, 2025	613 9TH AVE SE, INDEPENDENCE 50644	Residential	Plumbing	\$46.00	March 11, 2026	\$3,000
February 13, 2026	300 4TH ST SW, INDEPENDENCE 50644	Residential	Plumbing	\$82.00	February 23, 2026	\$8,500
			Subtotal For Plumbing (5 Records)	\$216.00		\$15,803
March 18, 2026	511 3RD AVE SW, INDEPENDENCE 50644	Residential	Remodel/Addition	\$20.00	March 18, 2026	\$1,000
March 3, 2026	812 3RD ST SE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$100.00	March 3, 2026	\$11,620
February 25, 2026	205 6TH ST NE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$188.00	February 25, 2026	\$26,001
March 6, 2026	405 2ND AVE NE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$100.00	March 6, 2026	\$12,000
March 27, 2026	1310 8TH AVE NE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$218.00	March 27, 2026	\$33,000
March 12, 2026	821 8TH ST SE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$58.00	March 17, 2026	\$5,000
March 19, 2026	712 BLAND BLVD SW, INDEPENDENCE 50644	Residential	Remodel/Addition	\$112.00	March 19, 2026	\$14,000
March 23, 2026	1007 7TH ST NE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$100.00	March 23, 2026	\$12,000
March 19, 2026	517 6TH AVE SE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$58.00	March 19, 2026	\$5,000
			Subtotal For Remodel/Addition (9 Records)	\$954.00		\$119,621

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
March 30, 2026	600 15TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Approach/Sidewalk)	\$0.00	March 30, 2026	\$0
			Subtotal For Right-of-Way (Approach/Sidewalk) (1 Records)	\$0.00		\$0
February 2, 2026	215 9TH AVE SE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 2, 2026	\$0
March 18, 2026	600 16TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 18, 2026	\$0
March 9, 2026	511 9TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 9, 2026	\$0
March 13, 2026	606 11TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 13, 2026	\$0
March 20, 2026	502 13TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 20, 2026	\$0
March 9, 2026	515 UPPER TERRACE DR, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 9, 2026	\$0
March 27, 2026	504 8TH AVE SW, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 27, 2026	\$0
March 27, 2026	500 5TH AVE NW, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 27, 2026	\$0
March 2, 2026	901 1ST ST E, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 3, 2026	\$0
February 2, 2026	1001 7TH ST NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 2, 2026	\$0
February 5, 2026	605 13TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 5, 2026	\$0
March 2, 2026	603 16TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 10, 2026	\$0
March 18, 2026	1303 QUILL CT NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 18, 2026	\$0
February 25, 2026	1106 7TH ST NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 25, 2026	\$0
February 2, 2026	537 UPPER TERRACE DR, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 2, 2026	\$0

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
February 24, 2026	601 13TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 24, 2026	\$0
February 23, 2026	313 15TH AVENUE PL, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 23, 2026	\$0
February 2, 2026	909 8TH AVE NW, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 2, 2026	\$0
March 2, 2026	415 11TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	March 2, 2026	\$0
February 6, 2026	310 3RD AVE SW, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 6, 2026	\$0
February 2, 2026	200 16TH AVE NW, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 2, 2026	\$0
February 26, 2026	602 16TH AVE NE, INDEPENDENCE 50644	Residential	Right-of-Way (Encroachment/Mailbox)	\$0.00	February 26, 2026	\$0
			Subtotal For Right-of-Way (Encroachment/Mailbox) (22 Records)	\$0.00		\$0
February 27, 2026	404 20TH AVE SW, INDEPENDENCE 50644	Commercial	Right-of-Way (approach/sidewalk)	\$0.00	March 2, 2026	\$0
			Subtotal For Right-of-Way (approach/sidewalk) (1 Records)	\$0.00		\$0
March 9, 2026	1110 5TH ST NE, INDEPENDENCE 50644	Residential	Roofing	\$118.00	March 9, 2026	\$14,158
February 26, 2026	909 8TH AVE NE, INDEPENDENCE 50644	Residential	Roofing	\$90.00	February 26, 2026	\$9,600
			Subtotal For Roofing (2 Records)	\$208.00		\$23,758
August 4, 2025	519 1ST ST E, INDEPENDENCE 50644	Commercial	Sign	\$50.00	March 20, 2026	\$28,739
March 19, 2026	404 20TH AVE SW, INDEPENDENCE 50644	Commercial	Sign	\$50.00	March 24, 2026	\$0

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
			Subtotal For Sign (2 Records)	\$100.00		\$28,739
February 18, 2026	408 4TH AVE SE, INDEPENDENCE 50644	Residential	Water Heater	\$28.00	February 24, 2026	\$1,350
March 17, 2026	702 3RD ST SE, INDEPENDENCE 50644	Residential	Water Heater	\$30.00	March 27, 2026	\$1,450
September 15, 2025	509 3RD ST SE, INDEPENDENCE 50644	Residential	Water Heater	\$28.00	March 11, 2026	\$1,400
November 3, 2025	510 2ND AVE NE, INDEPENDENCE 50644	Residential	Water Heater	\$28.00	March 11, 2026	\$1,400
			Subtotal For Water Heater (4 Records)	\$114.00		\$5,600
January 23, 2026	608 6TH ST NW, INDEPENDENCE 50644	Residential	Window/Door Replacement	\$30.00	February 4, 2026	\$1,500
February 11, 2026	1508 3RD ST NE, INDEPENDENCE 50644	Residential	Window/Door Replacement	\$100.00	February 27, 2026	\$11,462
			Subtotal For Window/Door Replacement (2 Records)	\$130.00		\$12,962
			T O T A L - 61 Records	\$2,830.00		\$333,879

All Violations last two months - Set Date Range

Violation Date	Violation Location	Violation Subtype	Violation Status	Violation Notes
February 24, 2026	802 NELSON AVE NE, INDEPENDENCE 50644	Trash, Junk & Debris	Violation Notice Sent	Junk and other debris strewn about all yards
February 23, 2026	217 3RD AVE NE, INDEPENDENCE 50644	Sidewalk violation	Closed/Resolved	Snow and ice accumulation after 24hrs of end of snowfall
March 4, 2026	711 4TH AVE SW, INDEPENDENCE 50644	Property Maintenance	Please Contact Code Enforcement Letter Sent	Unsecure openings into dwelling, voluntary trees and other overgrowth, unsecured chimney pipe, missing exterior wall covering, dilapidated roofingmat...
March 6, 2026	900 6TH AVE NE, INDEPENDENCE 50644	Illegal Dumping	Closed/Resolved	Household debris & furniture building up around dumpster.
March 6, 2026	1400 2ND ST SW, INDEPENDENCE 50644	Other Animal-Related Violation	TNR Program Enrolled	feeding of ferel cats
March 18, 2026	502 27TH ST SE, INDEPENDENCE 50644	Livestock Violation	Violation Notice Sent	Housing chickens
March 18, 2026	502 27TH ST SE, INDEPENDENCE 50644	Parking on an Unimproved Surface	Violation Notice Sent	Yard parking
March 18, 2026	109 12TH ST NE, INDEPENDENCE 50644	Trash, Junk & Debris	Closed/Resolved	Spoke to tenants brother and he is responsible for the vehicles and junk on this property. He said that he would get it clean up in a timely manner
March 27, 2026	716 4TH ST SW, INDEPENDENCE 50644	Tree-Related Violation	Violation Notice Sent	Debris and wood logs in yard from tree damage last year. Rear deck damaged from tree last year
March 27, 2026	901 CENTER AVE, INDEPENDENCE 50644	Trash, Junk & Debris	Violation Notice Sent	Junk in yard
March 27, 2026	506 4TH AVE NE, INDEPENDENCE 50644	Trash, Junk & Debris	Violation Notice Sent	Junk and debris in yard, possible junk vehicles
March 27, 2026	713 7TH ST NE, INDEPENDENCE 50644	Property Maintenance	Violation Notice Sent	Junk beside garage with possible junk vehicle
March 31, 2026	308 1ST ST W, INDEPENDENCE 50644	Trash, Junk & Debris	Violation Notice Sent	Junk in driveway
March 31, 2026	211 4TH AVE NW, INDEPENDENCE 50644	Trash, Junk & Debris	Violation Notice Sent	Junk in yard

14 Violations

Complaints previous two months (set date range)

Entry Date	Complaint Location	Complaint Description	Complaint Status
February 20, 2026	1400 2ND ST SW, INDEPENDENCE 50644	feeding of ferel cats	Violation Issued
February 20, 2026	105 12TH ST NE, INDEPENDENCE 50644	Junk and junk vehicles - Incorrect address-void this concern	Void
February 20, 2026	802 NELSON AVE NE, INDEPENDENCE 50644	Junk in yard	Void
February 24, 2026	802 NELSON AVE NE, INDEPENDENCE 50644	Junk and other debris strewn about all yards	Violation Issued
March 10, 2026	502 27TH ST SE, INDEPENDENCE 50644	Yard parking	Violation Issued
March 10, 2026	502 27TH ST SE, INDEPENDENCE 50644	Housing chickens	Violation Issued
March 23, 2026	308 1ST ST W, INDEPENDENCE 50644	Junk in driveway	Violation Issued
March 23, 2026	712 1ST ST E, INDEPENDENCE 50644	Yard/back porch caving in	Violation Issued
March 23, 2026	506 4TH AVE NE, INDEPENDENCE 50644	Junk in yard	Violation Issued
March 23, 2026	901 CENTER AVE, INDEPENDENCE 50644	Junk in yard	Violation Issued
March 23, 2026	211 4TH AVE NW, INDEPENDENCE 50644	Junk in yard	Violation Issued
March 23, 2026	401 6TH AVE SW, INDEPENDENCE 50644	House under construction not being completed in a timely manner.	Closed
March 23, 2026	716 6TH ST NE, INDEPENDENCE 50644	Junk in the rear yard. Rear yard not maintained	Violation Issued

13 Complaints



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Matthew R. Schmitz, MPA – City Manager

FROM: Brad Esch – Streets Director

DATE OF MEETING: April 6th 2026

ITEM TITLE: Department Report – Street Department

Winter Operations Wrap-Up

Winter snow and ice maintenance has concluded for the season. We have desalted all equipment and stored snow-removal machinery for off-season use.

Work Zone Safety Training

Staff attended a Work Zone Safety course covering proper setup of road closures, detours, and temporary traffic control. In addition, the department completed several online safety courses to reinforce best practices and safety procedures.

Pothole Repairs

We completed cold-patch pothole repairs during the winter and continue to address potholes as needed.

Spring Street Sweeping

The street sweeper has begun spring sweeping operations across town.

Post and Sign Repairs

Crews have been repairing damaged signs and posts throughout the city and will continue these repairs as needed.

Street Shed Bathroom Remodel

The Street Department completed the remodel of the street shed bathroom.

Tree-Related Work with Light & Power

We worked alongside the Light & Power Department to address tree issues affecting visibility, safety, and utility clearance.

Assistance with Utility Main Breaks

Street Department crews assisted the Utility Department with water main break repairs when needed.

Compost / Tree Dump Maintenance

We performed regular maintenance at the compost and tree dump sites, including cleanup, pushing up piles, and keeping the areas organized for public use.

Barricade Repairs and RAGBRAI Preparation

Crews repaired existing barricades and built new ones in preparation for additional traffic control needed for the upcoming RAGBRAI event.

Day-to-Day Operations

In addition to the items listed above, the department continues to perform daily tasks, including equipment maintenance, facility upkeep, responding to resident concerns, and general street and right-of-way maintenance.



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Matthew R. Schmitz, MPA – City Manager
FROM: Travis Foley – Utilities Department Director
DATE OF MEETING: April 6, 2026
ITEM TITLE: Department Report – Utilities Department

Wastewater

- Our spring hauling of biosolids will take place this month.
- Disinfection started last month. This goes from March 15th to November 15th.
- Working on spring maintenance.

Water

- We are getting VFD's installed in all the wells. These will help reduce main breaks and allow us to adjust pumping rates, which will support future system improvements.
- We will start with spring hydrant flushing towards the end of the month. Dates will be published online and in the newspaper.
- The plans for this year's water main projects have been submitted to the DNR for review. We will be replacing/adding roughly 9 blocks of water main this year. Most of these lines are along streets that are being overlayed this year. The projects consist of replacing undersized lines and lines with recurring breaks, along with adding a few lines to create loops in the system. These projects will improve water quality and system pressure in these areas and provide added fire protection.
- I am working on a list of materials needed for this year's water main projects. I will send the list to a few suppliers to receive quotes. I plan to present the quotes and a supplier recommendation at an upcoming April meeting for council approval. I would like to have materials ordered and delivered by the end of the month, in hopes of starting the projects around May 1st.

Sewer Collection

- We are working on a few sewer repairs along this year's overlay streets.
- Visu-Sewer has been in town prepping sewer mains for this year's slip lining projects. We will be upgrading around 3,650' sewer main this year.
- I am working on receiving bids for the new combination vac/jetter truck.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA – City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: Wastewater Treatment Plant Update

DISCUSSION:

Bradley Lake from Strand Associates will present an update to the Council.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

City of Independence Wastewater Treatment Plant Modifications Progress Report by Strand Associates April 6, 2026, Workshop

Anticipated Bidding Schedule

March 31 (Tuesday) – Strand (Brad) meets with City Bond Counsel (Erin @ Dorsey) to discuss finalization of Advertisement for Bids – **DONE**

April 2 (Thursday) - Strand (Brad) provides Dorsey (Erin) with finalized Advertisement for Bids - **DONE**, Dorsey begins working on necessary documents associated with the Advertisement for Bids for April 13 City Council Packet Distribution.

April 6 (Monday) - Strand (Brad) provides update at City Council Workshop

April 13 (Monday) - City Council approves Advertisement for Bids

April 14 (Tuesday) - Dorsey (Erin) and/or Strand (Brad) provides City (Susi) with any final documents associated with Advertisement for Bids, City (Susi) arranges to run full Ad on either Iowa League of Cities or City Website, and a short version of Ad in the City newspaper

April 14 (Tuesday) - Strand arranges to run a full Ad on Quest (Quest is used to distribute the bidding documents electronically to prospective bidders)

April 18 (Saturday) - short version of Advertisement for Bids runs in City Newspaper (this is 45 days before the June 2 bid date)

May 4 (Monday) - Strand (Brad) runs Pre-Bid Meeting in the early afternoon, then provides an update at City Council Workshop in the evening

May 20 (Wednesday) - Deadline by which City (Susi) arranges for the short notice of public hearing to run in City newspaper

May 23 (Saturday) - short notice of public hearing runs in City newspaper (this would be 16 days before the June 8 public hearing to approve the drawings and specifications, and between the required 4 to 20 day time window)

June 1 (Monday) - Strand (Brad) provides update at City Council Workshop

June 2 (Tuesday) - Bid Opening at City Hall (In-Person) - This is 49 days after the first Advertisement on April 14

June 4 (Thursday) - Strand (Brad) issues letter to City summarizing bid results, City distributes in City Council packets

June 8 (Monday) - Public Hearing for drawings and specifications held per City Bond Counsel, City Council considers award to the lowest responsible bidder,

June 22 (Monday) - City Council considers award to the lowest responsible bidder (this is an alternative bid award date if there are some bid irregularities and the award can't be made on June 8)

June 23 (Tuesday) - Contractor submits signed construction contract along with bonds/insurance (based upon 15 days max following award of contract on June 8)

July 8 (Wednesday) - City signs construction contract and issues Notice to Proceed with Construction to Contractor (based upon 15 days max after Contractor submits signed construction contract)

Questions from City Council/Staff?



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: RAGBRAI Update

DISCUSSION:

Nikki Barth will be present to give an update on the RAGBRAI plans. Attached is a map of the general area of impact, with potential street closures for the event. Additional details such as the timing of closures, etc. will be discussed during the meeting.

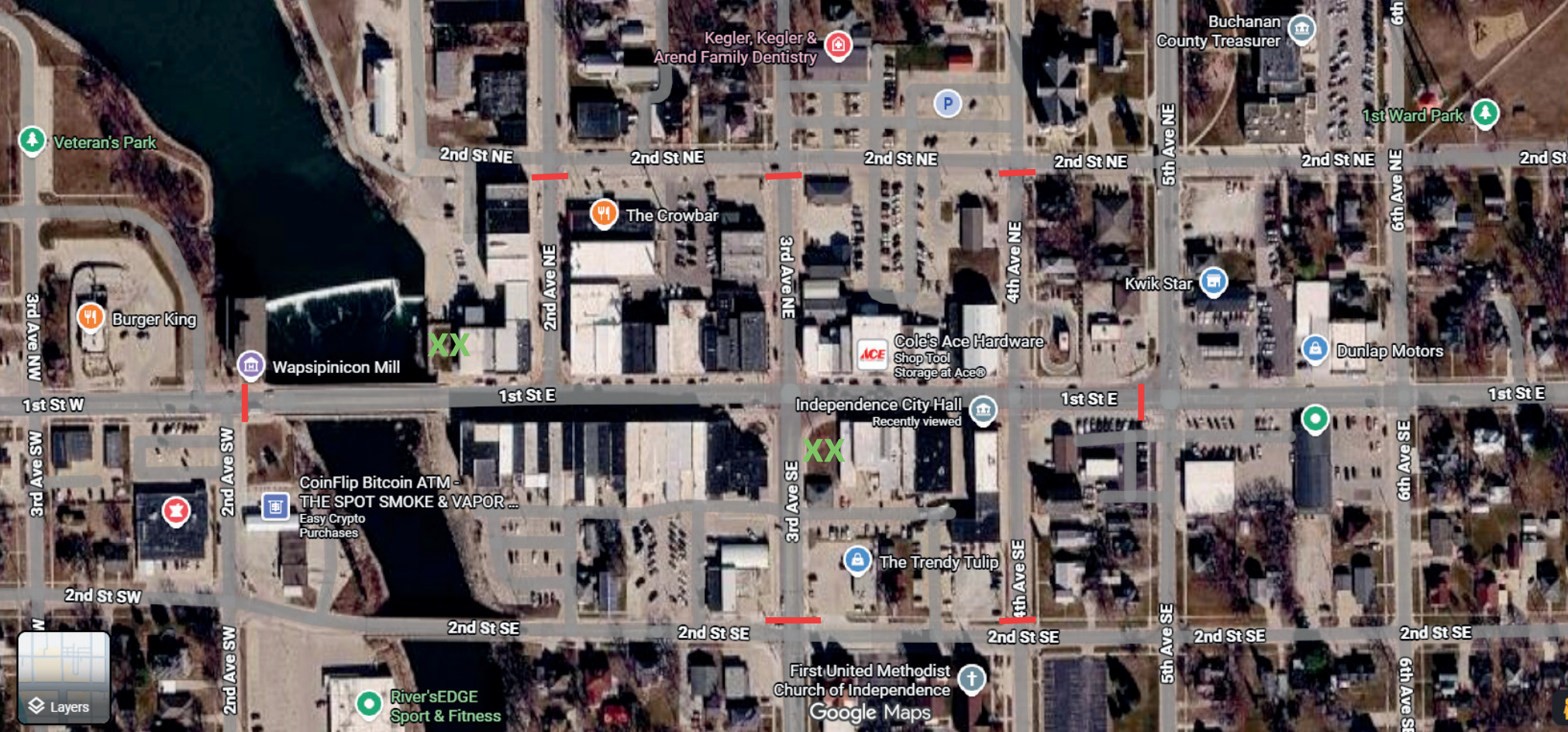
RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Independence RAGBRAI 2026 Festival Area

— Street Closure

XX Indee RAGBRAI use





CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: Mural Project Update

DISCUSSION:

Isabel Thurn, the Tourism Director for Buchanan County Tourism, will be present to discuss the upcoming mural project that is planned to be placed on the west wall of Dominic Spargrove's building at 200 1st Street East, which currently houses Full Circle Services in Downtown Independence.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.



112 First St E, Independence

319-334-3439

Director@travelbuchanan.com

March 27, 2026

City of Independence
331 1st Street East
Independence, Iowa 50644

Honorable Mayor Bleichner and City Council Members and City Manager Schmitz,

I am writing to share an update regarding the mural project in Independence, awarded to Buchanan County Tourism through the Iowa Arts Council's Iowans Create Community Mural Program. We are partnering with artist Jenna Brownlee on this project, which provides an opportunity to bring a meaningful and visually engaging piece of public art to our community while highlighting themes of connection and local pride.

We have been in communication with Matt Schmitz, Brian Lau, and Matt Chesmore to ensure all appropriate steps are being taken regarding permitting and approval. A preliminary design is being developed. We are also in the process of finalizing a contract with the building owner, Dom Spargrove to support the installation, preparation work, and longevity of the art. The contract with Spargrove is attached.

The project timeline is currently being coordinated with the artist, with anticipated painting dates expected to be July 6-13. Artist fees are fully covered through the grant; however, there is an estimated \$1,100 cost for tuckpointing that is necessary to prepare the wall surface. We are actively working to secure funding to cover this portion of the project.

We are excited about the positive impact this mural will have on our downtown and appreciate your continued support as we move forward. If you have any additional questions, feel free to email myself, director@travelbuchanan.com. Additionally, Lisa Kremer of Buchanan County Economic Development Commission will be in attendance on April 6, to answer any questions.

Sincerely,
Isabel Thurn
Tourism Director
Buchanan County Tourism

PROPERTY OWNER MURAL INSTALLATION AND RETENTION AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of _____, 2026, by and between **Buchanan County Tourism** ("Tourism"), and **Dominic Sparrgrove**, ("Property Owner").

RECITALS

WHEREAS, Tourism has received grant funding from the Iowa Economic Development Authority ("IEDA") to support the installation of a community mural ("Mural"); and

WHEREAS, the Property Owner holds legal title to the real property located on the wall at 108 2nd Ave NE, Independence, Iowa, legally described as [Insert Legal Description] ("Property"); and

WHEREAS, the parties have agreed that the Mural will be painted and installed on the West-facing exterior wall of the building located on the Property ("Mural Site") by Jenna Brownlee ("Artist"); and

WHEREAS, IEDA grant guidelines require the grant recipient to obtain written consent from the Property Owner approving the design, granting permission for installation, and guaranteeing the Mural's retention for a minimum of three years.

NOW, THEREFORE, in consideration of the mutual promises contained herein and the enhancement of the Property through the addition of public art, the parties agree as follows:

1. Approval of Preliminary Design

The Property Owner acknowledges receipt and review of the Preliminary Design for the Mural submitted by the Artist. By signing this Agreement, the Property Owner provides explicit written approval of the Preliminary Design, a copy of which is attached hereto and incorporated herein as **Exhibit A**.

2. Permission to Install and Access

The Property Owner grants Tourism, the Artist, and their respective agents, employees, and contractors the right to enter the Property and the Mural Site to prepare the wall and install the Mural. Installation is anticipated to be completed on or about May 28th.

3. Three-Year Retention and Maintenance Requirement

The Property Owner explicitly agrees that the Mural shall remain at the Mural Site, completely unchanged, for a minimum period of three (3) years following the date of completed installation. During this three-year period, the Property Owner shall not destroy, paint over, alter, or remove

the Mural. The only permitted changes or alterations to the Mural during this time shall be agreed upon repair or maintenance work performed directly by the Artist pursuant to a separate agreement between Tourism and the Artist. Said repair or maintenance work shall be agreed to in writing and before any work may be performed.

4. Binding on Successors and Assigns

It is the explicit intent of the parties that the obligations set forth in Section 3 of this Agreement shall run with the land. This Agreement shall be binding upon the Property Owner and their heirs, successors, assigns, and any future purchasers of the Property for the full duration of the required three-year term. Tourism shall record this Agreement with the Buchanan County Recorder to ensure notice to all future successors in interest.

5. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

PROPERTY OWNER:

Signature

Dominic Sparrgrove

Printed Name and Title

BUCHANAN COUNTY TOURISM:

Isabel Thurn

Buchanan County Tourism Director

NOTARY ACKNOWLEDGMENT

STATE OF IOWA

COUNTY OF BUCHANAN

This instrument was acknowledged before me on this ____ day of _____, 2026, by [Insert Property Owner Name] as Property Owner, and [Insert Name of Tourism Representative] as [Insert Title] of Buchanan County Tourism.

Notary Public in and for the State of Iowa

My commission expires: _____



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: 2025 Bridge Inspection Reports

DISCUSSION:

Alex Davis, Buchanan County Engineer, will be present to give an update to the Council on the 2025 Bridge Inspection Reports which were completed recently. The reports are attached for Council review as well.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Bridges and Structures Bureau

Bridge Maintenance and Inspection Unit



Bridge Condition Report

Bridge ID:	INDEPENDENCE	FHWA B.ID.01) Number:	015831
Inspection Type:	Routine (SNBI)	District:	6
Location:	T89N-R9W-S35-N0.0-E14.5	Carrying:	1ST ST EAST
Approved By:	Davis,Alex	Inspection Group:	Buchanan County

TABLE OF CONTENTS

Item #8.

	PAGE NUMBER
SNBI - BRIDGE DATA	1
SNBI - SIA	2
SI&A - UPDATED	5
SNBI - DECK - LPA	7
SNBI - SUPERSTRUCTURE - LPA	8
SNBI - SUBSTRUCTURE - LPA	9
SNBI - CHANNEL PROTECTION - LPA	10
SNBI - LOAD RATING BRIDGE	11
LOAD RATING EVALUATION	13
PICTURES - CONFIGURED	14

FHWA No. 015831

Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N0.0-E14

Item #8.

Bridge Data Tab New

Bridge Name: B.CL.01: Owner L03 - City or municipal highway agency

Main Structure Type (A): No. Spans Main Unit
Main Structure Type (B): 1

City: INDEPENDENCE CITY B.L.02: County Code 010 - Buchanan B.W.01: Year Built 2019

B.IE.01: Inspection Type Routine (SNBI) B.IE.02: Inspection Date 12/22/2025 Est. Life Remain: 50 Yrs.

Inspector Name: Alex Davis Inspection Agency: Buchanan County

B.PS.01: Load Posting Status Farm to Market:

B.AP.03 Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.

B.L.05: Latitude 42.46878 B.L.06: Longitude -91.881875

LOAD POSTING TABLE

Type	B.EP.04: Posting Value	Actual Tons	Remarks
Straight Truck or Gross Weight Limit			
Truck - Semi-trailer			
Truck - Full-trailer			
Emergency Vehicle			
Implement of Husbandry			

SIGNING

Type	Legibility	Visibility	Remarks
Advanced Posting			NONE
Posted Loads			NONE
Narrow			NONE
One Lane			NONE
Object Markers	Sign Missing	Sign Missing	INSTALL OBJECT MARKERS

APPROACH

	Condition Rating	Remarks
1. Approach Slab	8	
2. Relief Joints	8	
3. Approach - Guardrail	N	
4. Embankment	8	
B.AP.01: Approach Roadway Alignment	G	

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Identification

Public Name:	New Bridge (ID) Name:
B.ID.03: Previous FWHA Number	Comments:
Bridge Condition Index (BCI): 83.2	8
Network Route Type Stratification	B.AP.05: Seismic Vulnerability N

Location

B.L.02: County Code 010 - Buchanan	B.L.01: State Code 19 - Iowa
B.L.08: Border Bridge State or Country Code:	B.L.07: Border Bridge Number N
B.L.04: Highway Agency District 6	B.L.03: Place Code INDEPENDENCE CITY
B.L.09: Border Bridge Inspection Responsibility:	B.L.05: Latitude 42.46878
B.L.10: Border Bridge Designated Lead State	B.L.06: Longitude -91.881875
B.L.11: Bridge Location	T89N-R9W-S35-N0.0-E14.5
B.L.12: Metropolitan Planning Organization	

Classification

B.CL.01: Owner L03	B.CL.02: Maintenance Responsibility L03	B.W.01: Year Built 2019
B.CL.04: Historic Significance N	B.CL.03: Federal or Tribal Land Access: N	
B.CL.06: Emergency Evacuation Designation: N	B.CL.05: Toll 1	

Bridge Condition

B.C.01: Deck Condition Rating 8	B.C.02: Superstructure Condition Rating 8
B.C.04: Culvert Condition Rating N	B.C.05: Bridge Railing Condition Rating 8
B.C.07: Bridge Bearings Condition Rating 8	B.C.08: Bridge Joints Condition Rating 8
B.C.10: Channel Protection Condition Rating 8	B.C.11: Scour Condition Rating 8
B.C.13: Lowest Condition Rating Code 8	B.C.14: NSTM Inspection Condition N
B.AP.01: Approach Roadway Alignment G - Good	B.C.12: Bridge Condition Classification G
B.AP.03: Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.	B.C.15: Underwater Inspection Condition
B.AP.02: Overtopping Likelihood ¹ - Remote - once every 100 years or less frequently	B.C.03: Substructure Condition Rating 8
B.AP.04: Scour Plan of Action 0 - A scour POA is not required.	B.C.09: Channel Condition Rating 8
B.C.06: Bridge Railing Transitions Condition Rating 8	

Geometry




B.G.01: NBIS Bridge Length 133.5	B.G.05: Bridge Width Out-to-Out 53.1
B.G.02: Total Bridge Length 133.5	B.G.06: Bridge Width Curb-to-Curb 32.2
	B.G.07: Left Curb or Sidewalk Width

FHWA No. 015831 Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N0.0-E14

B.G.03: Maximum Span Length	129.9		B.G.08: Right Curb or Sidewalk Width	8.9
B.G.04: Minimum Span Length	129.9		B.G.13: Maximum Bridge Height	
B.G.09: Approach Roadway Width	36.1		B.G.14: Sidehill Bridge	N
B.G.10: Bridge Median	0 - No median		B.G.15: Irregular Deck Area	
B.G.11: Skew	30		B.G.16: Calculated Deck Area	7088.9
B.G.12: Curved Bridge	N - Not curved			
B.RH.01: Bridge Railings	TL-3		B.RH.02: Transitions	TL-3
B.IR.01: NSTM Inspection Required	N		B.IR.03: Underwater Inspection Required	N
B.IR.02: Fatigue Details	N		B.IR.04: Complex Feature	N

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons	B.EP.02: Legal Load Rate Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks			0		T
	Type 4		4.2		T
	SU4 truck		0		T
	SU5 truck		0		T
	SU6 truck		0		T
	SU7 truck		2.93		T
Truck - Semi Trailer			0		T
	Type 3S3A		3.35		T
	Type 3S3B		3.47		T
	Type 4S3		3.18		T
Truck - Full Trailer					
	Type 3-3		3.27		T
	Type 5-2		0		T
Emergency Vehicles					
	Type EV2		0		T
	Type EV3		0		
Implement of Husbandry					
	Type NRL		0		T
	Type IoH				

Loads and Load Rating

B.LR.01: Design Load	HL93 - HL-93	B.LR.04: Load Rating Method	LRFR - Load and Resistance Factor Rating
B.LR.02: Design Method		B.LR.05: Inventory Load Rating Factor	1.26

FHWA No. 015831 Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N0.0-E14

Item #8.

B.LR.03: Load Rating Date 02/05/2020

B.LR.06: Operating Load Rating Factor 2.11

B.LR.07: Controlling Legal Load Rating Factor

B.LR.08: Routine Permit Loads

Inspection Events

Routine

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

In-depth

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

Underwater

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 48

NSTM

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

FHWA No. 015831

Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N0.0-E14

Item #8.

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Bridge ID: 1ST ST EAST 8 Structure No. 15831 Condition Rating: Good

Bridge Name: Bridge Condition Index (BCI): 83.2

IDENTIFICATION

City INDEPENDENCE 3 County Code 010
 2 State District No. 7 G 0 7 Facility Carried 1ST ST EAST
 9 Location T89N-R9W-S35-N0.0-E14.5 6 Features Intersected MELONE CREEK
 98 Border Bridge Code 99 Border Bridge No.
 5 Inventory Route (A,B,C,D,E) % Responsible

INSPECTIONS

90 Inspection Date 12/29/2023 Next Routine Inspection Routine
 Type
 91 Insp Frequency 24 months Next Inspection Date
 92 CRITICAL FEATURE INSPECTION
 Y/N FREQ 93 CFI Date
 A Fracture Critical Detail N Inspection Agency 2
 B Underwater Inspection N Inspection Group/Consultant
 C Other Special Inspection N Buchanan County

AGE AND SERVICE

27 Year Built 2019 106 Year Reconstructed 42 Type of Service 1
 19 Bypass Detour Length 9 Mi. 29 Est Ave Daily Traffic 6200 Speed Limit 30
 100 STRAHNET Highway 0 28 Lanes On 2 Under 0 37 Historical Significance 5
 109 Average Daily Truck Traffic 0 42B Type Under Bridge 5
 30 Year of Average Daily Traffic 2024 104 Highway System of the Inv. Rte. 0

STRUCTURE TYPE AND MATERIAL

44 Approach Span Type Near Far 45 No of Spans Main Unit 1 107 Deck Type 1
 43 Main Structure Type A 5 43 Main Structure Type B 02 46 No of Appr Spans
 Near 0 Far 0
 108 Wearing Surface/ Protective System
 A) Type of Wearing Surface 1 B) Type of Membrane 0 C) Deck Protection 1

FHWA No. 015831

Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N0.0-E14

Item #8.

CONDITION

58 Deck 8 59 Super 8 60 Sub 8 61 Channel 8 62 Culv N

LOAD RATING AND POSTING

31 Design Load A 64 Operating Rating 2.11 66 Inventory Rating 1.26

70 Bridge Posting 5 63 Method Used Operating Rating 8

41 Open, Posted Or Closed A 65 Method Used Inventory Rating 8

GEOMETRIC DATA

112 NBISY Deck Area 7075.5 ' 49 Structure Length 133.5 ' 48 Longest Span 130 '

34 Skew 30 35 Structure Flared 0 33 Bridge Median 0 52 Deck Width O-O 53 '

10 Inv Rt Min Vert Clear 10ft Lane 99 ' 99 " 51 Br Rdwy Width C-C 32 '

54 Min Vert UnderClear N 0 ' 0 " 50 Curb or Sidewalk RT 9 ' LT 9 '

55 Min Lat UnderClear RT N 00 ' 00 " 56 Min Lat UnderClear LT 00 ' 00 "

32 Appr Rdwy Width (W/Shoulders) 36 ' 53 Min Vert Clear Over Br Rdwy 99 ' 99 "

47 Inv Rt Total Horiz Clear RT 32 ' 0 " LT 32 ' 0 "

APPRAISAL

67 Struc. Eval 8 69 Underclear, Vert and Horiz N

68 Deck Geo 4 71 Waterway Adq 9

72 App Rdwy Align 8 113 Scour Crit Bridges 8

36 Traffic Safety Features

36A Bridge Railings 1 36B Transitions 1 36C Appr Guardrail N 36D Appr Guardrail Ends N

NAVIGATION DATA

38 Navigation Control N 40 Navigation Horiz Clear 00 ' 00 " Mile Post

16 Latitude 42.46878001 17 Longitude -91.88187532 111 Pier or Abut. Prot. 1

39 Nav Vert Clearance 00 ' 00 " 26 Functional Classification of Inventory Route 16

CLASSIFICATION

101 Parallel Str Dsgn N 103 Temp Str Dsgn 20 Toll 3

22Owner 04 21 Maintain Rsp 04 Original Design No.

FRA No. (If RR Bridge) 102 Direction of Traffic 2

Deck

Deck Items

Deck Items	Condition Rating	Remarks
1. Wearing Surface	8	
2. Curbs	N	
3. Median	N	
4a. Sidewalks Left (B.G.07)	8.9 FT 8	
4b. Sidewalks Right (B.G.08)	8.9 FT 8	
5. Railings (B.C.05)	8	CONC BARRIER RAIL AT ROADWAY, PAINTED METAL A SIDEWALK
6. Transition Rating (B.C.06)	8	
7. Rail Protection System	8	AT SIDEWALK RAILS
8. Drains	8	
9. Utility Connections	N	
10. Joint leakage	8	
11. Expan. Joints and Devices (B.C.08)	8	
12. Deck - Structural Condition	7	HAIRLINE DIAGONAL CRACKING AT ENDS OF DECK.
B.RH.01 Railing Test Level TL-3		B.RH.02 Transition Test Level TL-3
B.G.15 IRR. Deck Area		B.IR.04 Complex Feature N

General Comments

(Remark required for NBI rating of 5 or less)

B.C.01 Deck Condition Rating 8 DIAGONAL HAIRLINE CRACKS AT ENDS OF SLAB.

Superstructure

Superstructure Items	Condition Rating	Remarks
1. Bearing Devices (B.C.07)	8	
2. Stringers	N	
Lateral Support ()	N	
3. Girders/Beams ()	8	(7) BTD130 AT 7'-8" SPACING
Lateral Support ()	7	C15x33.9 AT THIRD POINTS. HAIRLINE CRACKS WITH EFFLORESCENCE AROUND BEAMS AT ABUTMENT DIAPHRAGMS.
4. Floor Beams	N	
Lateral Support ()	N	
5. Trusses - General	N	
Portals	N	
Bracing	N	
6. Paint	N	
7. Rivets or Bolts	8	NO LOOSE OR MISSING BOLTS OBSERVED
8. Welds - Cracks	N	
9. Corrosion	8	
10. Timber Decay	N	
11. Concrete Cracking	7	MINOR HAIRLINE CRACKING AROUND BEAMS IN ABUTMENT DIAPHRAGMS WITH EFFLORESCENCE.
12. Collision Damage	8	
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

General Comments

B.G.12 Curved Bridge N - Not curved

B.C.14: NSTM Inspection Condition N

(Remark required for NBI rating of 5 or less)

B.C.02 Superstructure Condition Rating 8

Inspection Requirements

B.IR.01: NSTM Inspection Required N - NSTM inspection not required

B.IR.02: Fatigue Details N - No E/E details

B.IR.04: Complex Feature N - Bridge does not have complex feature

Substructure

Substructure Type

Condition Rating Remarks

1. Abutments -	Caps	7	HAIRLINE CRACKING WITH EFFLORESCENCE NEAR BEAM ENDS. ONE CRACK WITH EFFLORESCENCE EXTENDING INTO ABUTMENT IN WEST ABUTMENT.	
	Wings	8		
	Backwall	N		
	Footing	N		
	Piles			NOT EXPOSED
	Scour/Erosion	8		
	Settlement	9		
2. Piers or Bents -	Caps	N		
	Columns	N		
	Footing	N		
	Piles	N		
	Scour/Erosion	N		
	Settlement	N		
3. Concrete Cracking		7	HAIRLINE CRACKING WITH EFFLORESCENCE NEAR BEAM ENDS	
4. Steel Corrosion		8		
5. Timber Decay		N		
6. Debris on Seats		N		
7. Protection System		N		
8. Collision Damage		8		
9. Underwater Inspection Condition (B.C.15)				

General Comments

(Remark required for NBI rating of 5 or less)

B.C.03 Substructure Condition Rating 8

HAIRLINE CRACKING AROUND BEAMS IN ABUTMENT DIAPHRAGMS WITH ONE CRACK EXTENDING INTO WEST CAP.

Underwater Inspection Type NA

B.IR.03: Underwater Inspection Required N - Underwater inspection not required

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Channel Protection

Channel and Channel Protection	Condition Rating	Remarks
1. Channel Scour (B.C.11)	8	
2. Channel Protection (B.C.10)	8	
A. Fender System	N	
B. Spur Dikes and Jetties	N	
C. Vegetation	7	MINOR TREES GROWING AROUND BRIDGE.
D. Riprap	8	PLACED AT ABUTMENT EMBANKMENTS
3. Channel Condition Rating (B.C.09)	8	
A. Embankment Erosion	8	
B. Drift	8	
C. Channel Change	9	
D. Adequacy of Opening	9	
Reasons why no underwater inspection is required		

(Remark required for NBI rating of 5 or less)

Drainage Area: 9.38 square miles

Scour Critical Bridges (B.AP.03) A B.IR.03: Underwater Inspection Required N - Underwater inspection not required

Scour Critical Bridge Determination: if not originally designed for scour, follow the analysis process below

Scour Analysis (Upload Analysis PDF): Level A Level B Level C

Scour Plan of Action (POA) Implemented (B.AP.04): 0 (Upload POA)

Bridge with Unknown Foundation

Unknown Foundation Analysis (Upload Analysis PDF): Level A Level B

Unknown Foundation Risk Level:

Other Waterway Characteristics

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Inspection Findings and Evaluation - Scour

Load Rating Bridge Report

Report By: COURTNEY WAND

Date: 02/05/2020

Width C-C 32 ' Str Length 133.5 Bridge Structure Type: Year Built: 2019

B.SP.02: Number of Spans: 1 Total Spans: 1 B.G.04 Min. Span Length 129.9

B.LR.02 Design Method B.G.03 Max. Span Length 129.9

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): HL93 - HL-93 Lanes 2 Rating Method (B.LR.04): LRFR

Inventory Rating (B.LR.05): 1.26 Tons/RF **Operating Rating (B.LR.06):** 2.11 Tons/RF

Inventory Rating is controlled by: FLEXURE Operating Rating is controlled by: FLEXURE

critical location MIDSPAN OF INTERIOR BEAMS critical location MIDSPAN OF INTERIOR BEAMS

Comment:

1/2" INTEGRAL WEARING SURFACE DEDUCTED FROM COMPOSITE SECTION CAPACITY.

Calculations attached

Deck (B.C.01): 8 Superstructure (B.C.02): 8 Substructure (B.C.03): 8 Culvert (B.C.04): N

Design Standard (If applicable):

Restriction Description: (If applicable)

Load Evaluation and Posting

[Iowa Load Rating Vehicles](#)

B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
-----------------------------------	-------------------	-----------------------------------	-----------------------	------------------------

Straight Trucks



Type 4	114.4	4.2		T
SU4 truck		0		T
SU5 truck		0		T
SU6 truck		0		T
SU7 truck	113.5	2.93		T

Truck - Semi Trailer



Type 3S3A	133.9	3.35		T
Type 3S3B	156.3	3.47		T
Type 4S3	152.7	3.18		T

Truck - Full Trailer



Type 3-3	130.9	3.27		T
Type 5-2		0		T

Emergency Vehicles

Type EV2		0		T
Type EV3		0		

Implement of Husbandry

Type NRL		0		
Type IoH				

FHWA No. 015831 Bridge ID: INDEPENDENCE Location: T89N-R9W-S35-N0.0-E14

B.LR.08 Routine Permit Loads B.LR.07 Controlling Rating Factor

Permit Vehicle Adequacy: 90KNR 100K Crane Axle Group 136K A NR 136K B NR 156KNR

All Systems Permit Fluid Milk Truck Small Annual Crane

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT. LOWEST SHV TONNAGE REPORTED IN LOAD RATING TABLE. SHV RATING TONNAGES FOR TWO LANES ARE: SU4=113.5 TON, SU5=115.6 TON, SU6=116.0 TON, SU7=117.4 TON.

Name COURTNEY WAND Date 02/05/2020

License No.: 23610 License renewal date December 31, 2021

FHWA # 015831 Report By: COURTNEY WAND Date: 02/05/2020

BRIDGE ID: INDEPENDENCE

STRUCTURAL RATING	
	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____ Signature</p> <p style="text-align: right;">02/05/2020 Date</p> <p>Printed or Typed Name COURTNEY WAND</p> <p>License No.: <u>23610</u> My license renewal date is December 31, 2021</p>

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT. LOWEST SHV TONNAGE REPORTED IN LOAD RATING TABLE. SHV RATING TONNAGES FOR TWO LANES ARE: SU4=113.5 TON, SU5=115.6 TON, SU6=116.0 TON, SU7=117.4 TON.

LOAD RATING EVALUATION FORM

Name:	Alex Davis	Bridge ID	1ST ST EAST
Main Span Materials & Design (Item 43):		FHWA No:	15831
County / City:	Buchanan County / Independence	Date:	03/08/2026
Location:	T89N-R9W-S35-N0.0-E14.5	ADT:	6200

The purpose of this evaluation form is to determine if the condition and configuration of the structure is still consistent with the load rating calculations that were completed during a previous bridge inspection. If the answer to all of these evaluation items is "No" then recalculation is not required. IF the answer to any of these evaluation items is "Yes", a Professional Engineer, licensed in the State of Iowa, must evaluate if re-calculation of the load ratings for this structure is required. Answer "No" or "Yes" to the following.

Was the bridge re-rated as part of this inspection?

If "no", check the following criteria. If "yes", no additional information is needed. No

If any of the following criteria are "Yes", the bridge shall be load rated:

1. The bridge is new. No
2. The bridge has undergone a major rehabilitation that affects the controlling structural element. This may include the deck, superstructure, or substructure elements. No
3. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; code decreased to 3 or less. No
4. Moderate to significant changes to the superstructure dead load occurred. This may include the addition of an overlay or changes of 2 or more inches of overburden such as earth or rock since the previous rating. No
5. Lateral support of the beams changed. No
6. Five feet or more of scour/erosion occurred at the foundations due to flooding events or progressive down cutting. No

If "yes", the bridge shall be evaluated for structural capacity of the foundations.

If any of the following criteria are "Yes", the bridge shall be considered for re-load rating:

1. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; coding decreased to 4. No
2. New information found during the most recent field inspection affects load capacity. No
3. Additional investigation, testing, or analysis was done and found issues that may affect load capacity. No
4. Item 63 and 65, Rating Method, is coded 5. No

Does the bridge need to be re-rated?

If yes, re-rate the bridge and update the Bridge Load Rating Report No

Load Rating Evaluation Comments:



File Date: 12/22/2025

File Description Road view looking West



File Date: 12/22/2025

File Description Side view looking North



File Date: 12/22/2025

File Description Underside of bridge looking East



File Date: 12/22/2025

File Description Cracking at ends of deck (typical of both sides)



File Date: 12/22/2025

File Description Cracking with efflorescence around beam ends in abutments

Bridges and Structures Bureau

Bridge Maintenance and Inspection Unit



Bridge Condition Report

Bridge ID:	INDEPENDENCE	FHWA B.ID.01) Number:	006231
Inspection Type:	Routine (SNBI)	District:	6
Location:	T89N-R9W-S35-N7.3-E11.8	Carrying:	2ND ST NE
Approved By:	Davis,Alex	Inspection Group:	Buchanan County

TABLE OF CONTENTS

	PAGE NUMBER
SNBI - BRIDGE DATA	1
SNBI - SIA	2
SI&A - UPDATED	5
SNBI - DECK - LPA	7
SNBI - SUPERSTRUCTURE - LPA	8
SNBI - SUBSTRUCTURE - LPA	9
SNBI - CHANNEL PROTECTION - LPA	10
SNBI - LOAD RATING BRIDGE	11
LOAD RATING EVALUATION	13
PICTURES - CONFIGURED	14

Bridge Data Tab New

Bridge Name: B.CL.01: Owner L03 - City or municipal highway agency

Main Structure Type (A): No. Spans Main Unit
3

Main Structure Type (B):

City: INDEPENDENCE CITY B.L.02: County Code 010 - Buchanan B.W.01: Year Built 1985

B.IE.01: Inspection Type Routine (SNBI) B.IE.02: Inspection Date 12/22/2025 Est. Life Remain: 25 Yrs.

Inspector Name: Alex Davis Inspection Agency: Buchanan County

B.PS.01: Load Posting Status Farm to Market:

B.AP.03 Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.

B.L.05: Latitude 42.469872 B.L.06: Longitude -91.882405

LOAD POSTING TABLE

Type	B.EP.04: Posting Value	Actual Tons	Remarks
Straight Truck or Gross Weight Limit			
Truck - Semi-trailer			
Truck - Full-trailer			
Emergency Vehicle			
Implement of Husbandry			

SIGNING

Type	Legibility	Visibility	Remarks
Advanced Posting			NONE
Posted Loads			NONE
Narrow			NONE
One Lane			NONE
Object Markers	Good	Good	

APPROACH

	Condition Rating	Remarks
1. Approach Slab	5	CRUSHING AT NORTHEAST END.
2. Relief Joints	6	
3. Approach - Guardrail	N	
4. Embankment	7	
B.AP.01: Approach Roadway Alignment	G	

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Identification

Public Name:	New Bridge (ID) Name:
B.ID.03: Previous FWHA Number	Comments:
Bridge Condition Index (BCI): 71.6	6
Network Route Type Stratification	B.AP.05: Seismic Vulnerability N

Location

B.L.02: County Code 010 - Buchanan	B.L.01: State Code 19 - Iowa
B.L.08: Border Bridge State or Country Code:	B.L.07: Border Bridge Number N
B.L.04: Highway Agency District 6	B.L.03: Place Code INDEPENDENCE CITY
B.L.09: Border Bridge Inspection Responsibility:	B.L.05: Latitude 42.469872
B.L.10: Border Bridge Designated Lead State	B.L.06: Longitude -91.882405
B.L.11: Bridge Location	T89N-R9W-S35-N7.3-E11.8
B.L.12: Metropolitan Planning Organization	

Classification

B.CL.01: Owner L03	B.CL.02: Maintenance Responsibility L03	B.W.01: Year Built 1985
B.CL.04: Historic Significance N	B.CL.03: Federal or Tribal Land Access: N	
B.CL.06: Emergency Evacuation Designation: N	B.CL.05: Toll 1	

Bridge Condition

B.C.01: Deck Condition Rating 6	B.C.02: Superstructure Condition Rating 6
B.C.04: Culvert Condition Rating N	B.C.05: Bridge Railing Condition Rating 6
B.C.07: Bridge Bearings Condition Rating N	B.C.08: Bridge Joints Condition Rating 5
B.C.10: Channel Protection Condition Rating 5	B.C.11: Scour Condition Rating 7
B.C.13: Lowest Condition Rating Code 6	B.C.14: NSTM Inspection Condition N
B.AP.01: Approach Roadway Alignment G - Good	B.C.12: Bridge Condition Classification F
B.AP.03: Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.	B.C.15: Underwater Inspection Condition
B.AP.02: Overtopping Likelihood ¹ - Remote - once every 100 years or less frequently	B.C.03: Substructure Condition Rating 7
B.AP.04: Scour Plan of Action 0 - A scour POA is not required.	B.C.09: Channel Condition Rating 6
B.C.06: Bridge Railing Transitions Condition Rating 6	

Geometry

B.G.01: NBIS Bridge Length 103	B.G.05: Bridge Width Out-to-Out 33.1
B.G.02: Total Bridge Length 103	B.G.06: Bridge Width Curb-to-Curb 29.9
	B.G.07: Left Curb or Sidewalk Width




FHWA No. 006231 Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N7.3-E1

Item #8.

B.G.03: Maximum Span Length	39	B.G.08: Right Curb or Sidewalk Width	0
B.G.04: Minimum Span Length	36.5	B.G.13: Maximum Bridge Height	
B.G.09: Approach Roadway Width	29.9	B.G.14: Sidehill Bridge	N
B.G.10: Bridge Median	0 - No median	B.G.15: Irregular Deck Area	
B.G.11: Skew	0	B.G.16: Calculated Deck Area	3409.3
B.G.12: Curved Bridge	N - Not curved	B.RH.02: Transitions	I
B.RH.01: Bridge Railings	I	B.IR.01: NSTM Inspection Required	N
B.IR.02: Fatigue Details	N	B.IR.03: Underwater Inspection Required	N
		B.IR.04: Complex Feature	N

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons	B.EP.02: Legal Load Rate Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks			0		T
	Type 4		1.8		T
	SU4 truck		1.74		T
	SU5 truck		1.65		T
	SU6 truck		1.53		T
	SU7 truck		1.45		T
Truck - Semi Trailer			0		T
	Type 3S3A		1.9		T
	Type 3S3B		1.9		T
	Type 4S3		1.93		T
Truck - Full Trailer	Type 3-3		2.21		T
	Type 5-2		0		T
Emergency Vehicles	Type EV2		0		T
	Type EV3		0		
Implement of Husbandry	Type NRL		0		T
	Type IoH				

Loads and Load Rating

B.LR.01: Design Load	HS20 - HS-20	B.LR.04: Load Rating Method	LRFR - Load and Resistance Factor Rating
B.LR.02: Design Method		B.LR.05: Inventory Load Rating Factor	. 0.95

FHWA No. 006231 Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N7.3-E1

Item #8.

B.LR.03: Load Rating Date 11/25/2020

B.LR.06: Operating Load Rating Factor 1.24

B.LR.07: Controlling Legal Load Rating Factor

B.LR.08: Routine Permit Loads

Inspection Events

Routine

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

In-depth

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

Underwater

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 48

NSTM

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Bridge ID: 2ND ST NORTH-EAST 8 Structure No. 6231 Condition Rating: Fair

Bridge Name: Bridge Condition Index (BCI): 71.6

IDENTIFICATION

City INDEPENDENCE 3 County Code 010
 2 State District No. 7 G 0 7 Facility Carried 2ND ST NE
 9 Location T89N-R9W-S35-N7.3-E11.8 6 Features Intersected MELONE CREEK
 98 Border Bridge Code 99 Border Bridge No.
 5 Inventory Route (A,B,C,D,E) % Responsible 0

INSPECTIONS

90 Inspection Date 12/29/2023 Next Routine Inspection Type Routine
 91 Insp Frequency 24 months Next Inspection Date
 92 CRITICAL FEATURE INSPECTION

	Y/N	FREQ	93 CFI Date	
A Fracture Critical Detail	N	0		Inspection Agency 2
B Underwater Inspection	N	0		Inspection Group/Consultant
C Other Special Inspection	N	0		Buchanan County

AGE AND SERVICE

27 Year Built 1985 106 Year Reconstructed 0 42 Type of Service 5
 19 Bypass Detour Length 1 Mi. 29 Est Ave Daily Traffic 220 Speed Limit 25
 100 STRAHNET Highway 0 28 Lanes On 2 Under 0 37 Historical Significance 5
 109 Average Daily Truck Traffic 0 42B Type Under Bridge 5
 30 Year of Average Daily Traffic 2024 104 Highway System of the Inv. Rte. 0

STRUCTURE TYPE AND MATERIAL

44 Approach Span Type Near 0 Far 0 45 No of Spans Main Unit 3 107 Deck Type 1
 43 Main Structure Type A 2 43 Main Structure Type B 01 46 No of Appr Spans Near 0 Far 0
 108 Wearing Surface/ Protective System
 A) Type of Wearing Surface 1 B) Type of Membrane 0 C) Deck Protection 1

FHWA No. 006231

Bridge ID: INDEPENDENCE

Location: T89N-R9W-S35-N7.3-E1

Item #8.

CONDITION

58 Deck 6 59 Super 6 60 Sub 7 61 Channel 7 62 Culv N

LOAD RATING AND POSTING

31 Design Load 5 64 Operating Rating 1.24 66 Inventory Rating 0.95

70 Bridge Posting 5 63 Method Used Operating Rating 8

41 Open, Posted Or Closed A 65 Method Used Inventory Rating 8

GEOMETRIC DATA

112 NBIS Y Deck Area 3409.3 ' 49 Structure Length 103 ' 48 Longest Span 36 '

34 Skew 0 35 Structure Flared 0 33 Bridge Median 0 52 Deck Width O-O 33.1 '

10 Inv Rt Min Vert Clear 10ft Lane 99 ' 99 " 51 Br Rdwy Width C-C 29.8 '

54 Min Vert UnderClear N 0 ' 0 " 50 Curb or Sidewalk RT 0 ' LT 4 '

55 Min Lat UnderClear RT N 0 ' 00 " 56 Min Lat UnderClear LT 0 ' 00 "

32 Appr Rdwy Width (W/Shoulders) 30 ' 53 Min Vert Clear Over Br Rdwy 99 ' 99 "

47 Inv Rt Total Horiz Clear RT 29 ' 00 " LT ' "

APPRAISAL

67 Struc. Eval 6 69 Underclear, Vert and Horiz N

68 Deck Geo 6 71 Waterway Adq 8

72 App Rdwy Align 8 113 Scour Crit Bridges 8

36 Traffic Safety Features

36A Bridge Railings 1 36B Transitions 1 36C Appr Guardrail N 36D Appr Guardrail Ends N

NAVIGATION DATA

38 Navigation Control 0 40 Navigation Horiz Clear 000 ' 00 " Mile Post

16 Latitude 42.46987201 17 Longitude -91.88240496 111 Pier or Abut. Prot.

39 Nav Vert Clearance 00 ' 00 " 26 Functional Classification of Inventory Route 19

CLASSIFICATION

101 Parallel Str Dsgn N 103 Temp Str Dsgn 20 Toll 3

22Owner 04 21 Maintain Rsp 04 Original Design No. 484

FRA No. (If RR Bridge) 102 Direction of Traffic 2

Deck

Deck Items

	Condition Rating	Remarks
1. Wearing Surface	6	HAIRLINE LONGITUDINAL CRACKING THROUGHOUT. SPALL PATCHED WITH ASPHALT AT EAST ABUTMENT.
2. Curbs	N	
3. Median	N	
4a. Sidewalks Left (B.G.07)	3.9 FT N	SIDEWALK APPROACHES SLIGHTLY SETTLED ON BOTH ENDS.
4b. Sidewalks Right (B.G.08)	0 FT N	SIDEWALK APPROACHES SLIGHTLY SETTLED ON BOTH ENDS.
5. Railings (B.C.05)	6	VERTICAL CRACKING OF BARRIER RAILS WITH LIGHT EFFLORESCENCE THROUGHOUT. BASE OF POSTS IN SOUTH PEDESTRIAN RAIL CORRODING.
6. Transition Rating (B.C.06)	6	
7. Rail Protection System	N	
8. Drains	7	ALONG BOTH EDGES.
9. Utility Connections	N	
10. Joint leakage	6	
11. Expan. Joints and Devices (B.C.08)	5	RUBBER SEALANT FAILED AT BOTH JOINTS.
12. Deck - Structural Condition	6	CRACKS WITH EFFLORESCENCE AND DELAMINATIONS FORMING ALONG SOUTH BOTTOM EDGE OF DECK. HAIRLINE LONGITUDINAL CRACK FORMING ON UNDERSIDE OF SLAB AT CENTERLINE.

B.RH.01 Railing Test Level I

B.RH.02 Transition Test Level I

B.G.15 IRR. Deck Area

B.IR.04 Complex Feature N

General Comments

(Remark required for NBI rating of 5 or less)

B.C.01 Deck Condition Rating 6

CRACKING WITH EFFLORESCENCE AND DELAMINATIONS SCATTERED ALONG SOUTH EDGE OF DECK. SPALLED SECTION OF DECK PATCHED WITH ASPHALT.

Superstructure

Superstructure Items	Condition Rating	Remarks
1. Bearing Devices (B.C.07)	N	
2. Stringers	N	
Lateral Support ()	N	
3. Girders/Beams ()	N	
Lateral Support ()	N	
4. Floor Beams	N	
Lateral Support ()	N	
5. Trusses - General	N	
Portals	N	
Bracing	N	
6. Paint	N	
7. Rivets or Bolts	N	
8. Welds - Cracks	N	
9. Corrosion	7	RUST STAINING OF BAR CHAIRS.
10. Timber Decay	N	
11. Concrete Cracking	6	SCATTERED CRACKING WITH EFFLORESCENCE AND DELAMINATIONS OF BOTTOM CORNER OF SLAB ALONG SOUTH EDGE.
12. Collision Damage	8	
13. Deflection Under Load	8	
14. Alignment of Members	N	
15. Vibration Under Load	8	

General Comments

B.G.12 Curved Bridge N - Not curved

B.C.14: NSTM Inspection Condition N

(Remark required for NBI rating of 5 or less)

B.C.02 Superstructure Condition Rating 6

SCATTERED CRACKING WITH EFFLORESCENCE AND MINOR DELAMINATIONS ALONG BOTTOM EDGE OF DECK ON SOUTH SIDE.

Inspection Requirements

B.IR.01: NSTM Inspection Required N - NSTM inspection not required

B.IR.02: Fatigue Details N - No E/E details

B.IR.04: Complex Feature N - Bridge does not have complex feature

Substructure

Substructure Type	Condition Rating	Remarks
1. Abutments - Caps	7	
Wings	7	
Backwall	N	
Footing	N	
Piles		NOT EXPOSED.
Scour/Erosion	7	PREVIOUS UNDERMINING REPAIRED AT NORTHWEST CORNER.
Settlement	8	
2. Piers or Bents - Caps	7	
Columns	N	
Footing	N	
Piles		NOT EXPOSED BELOW CONCRETE ENCASEMENTS. HAIRLINE CRACKING OF SEVERAL CONCRETE ENCASEMENTS.
Scour/Erosion	7	
Settlement	8	
3. Concrete Cracking	6	HAIRLINE CRACKING OF CONCRETE ENCASEMENT ON SEVERAL PILES.
4. Steel Corrosion	8	
5. Timber Decay	N	
6. Debris on Seats	N	
7. Protection System	N	
8. Collision Damage	8	
9. Underwater Inspection Condition (B.C.15)		

General Comments

(Remark required for NBI rating of 5 or less)

B.C.03 Substructure Condition Rating 7

HAIRLINE CRACKING OF CONCRETE ENCASEMENTS OF PIER PILES SCATTERED THROUGHOUT.

Underwater Inspection Type NA

B.IR.03: Underwater Inspection Required N - Underwater inspection not required

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Channel Protection

Channel and Channel Protection	Condition Rating	Remarks
1. Channel Scour (B.C.11)	7	
2. Channel Protection (B.C.10)	5	BRUSH GROWING AROUND BRIDGE.
A. Fender System	N	
B. Spur Dikes and Jetties	N	
C. Vegetation	5	BRUSH GROWING AROUND BRIDGE.
D. Riprap	N	NONE, EXPOSED ENGINEERING FABRIC UNDER EAST SPAN
3. Channel Condition Rating (B.C.09)	6	EROSION AT EAST ABUTMENT.
A. Embankment Erosion	6	EROSION AT EAST ABUTMENT EXPOSING ENGINEERING FABRIC.
B. Drift	7	
C. Channel Change	7	WATERWAY FLOWS THROUGH CENTER SPAN.
D. Adequacy of Opening	7	
Reasons why no underwater inspection is required		

(Remark required for NBI rating of 5 or less)

Drainage Area: 9.34 square miles

Scour Critical Bridges (B.AP.03) A B.IR.03: Underwater Inspection Required N - Underwater inspection not required

Scour Critical Bridge Determination: if not originally designed for scour, follow the analysis process below

Scour Analysis (Upload Analysis PDF): Level A Level B Level C

Scour Plan of Action (POA) Implemented (B.AP.04): 0 (Upload POA)

Bridge with Unknown Foundation

Unknown Foundation Analysis (Upload Analysis PDF): Level A Level B

Unknown Foundation Risk Level:

Other Waterway Characteristics

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Inspection Findings and Evaluation - Scour

Load Rating Bridge Report

Report By: COURTNEY WAND

Date: 11/25/2020

Width C-C 29.8 ' Str Length 103 Bridge Structure Type: 201 Year Built: 1985

B.SP.02: Number of Spans: 3 Total Spans: 3 B.G.04 Min. Span Length 36.5

B.LR.02 Design Method B.G.03 Max. Span Length 39

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): HS20 - HS-20 Lanes 2 Rating Method (B.LR.04): LRFR

Inventory Rating (B.LR.05): 0.95 Tons/RF **Operating Rating (B.LR.06):** 1.24 Tons/RF

Inventory Rating is controlled by: FLEXURE Operating Rating is controlled by: FLEXURE

critical location MIDSPAN CENTER SPAN critical location MIDSPAN CENTER SPAN

Comment:

NO ROCK NOTED ON DECK. RATING TREATS TOP 1/2" OF SLAB AS DW WEARING SURFACE WHICH DOES NOT CONTRIBUTE TO CAPACITY.

Calculations attached

Deck (B.C.01): 6 Superstructure (B.C.02): 6 Substructure (B.C.03): 7 Culvert (B.C.04): N

Design Standard (If applicable):

Restriction Description: (If applicable)

Load Evaluation and Posting

[Iowa Load Rating Vehicles](#)

B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
-----------------------------------	-------------------	-----------------------------------	-----------------------	------------------------

Straight Trucks



Type 4	49.1	1.8		T
SU4 truck	47	1.74		T
SU5 truck	51	1.65		T
SU6 truck	53	1.53		T
SU7 truck	56.3	1.45		T

Truck - Semi Trailer



Type 3S3A	76.1	1.9		T
Type 3S3B	85.6	1.9		T
Type 4S3	92.8	1.93		T

Truck - Full Trailer



Type 3-3	88.2	2.21		T
Type 5-2		0		T

Emergency Vehicles

Type EV2		0		T
Type EV3		0		

Implement of Husbandry

Type NRL		0		
Type IoH				

FHWA No. 006231 Bridge ID: INDEPENDENCE Location: T89N-R9W-S35-N7.3-E1

Item #8.

B.LR.08 Routine Permit Loads B.LR.07 Controlling Rating Factor

Permit Vehicle 90KNR 100K Crane Axle GroupNR 136K A NR 136K B NR 156KNR

All Systems Permit Fluid Milk Truck Small Annual Crane

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

Name COURTNEY WAND Date 11/25/2020

License No.: 23610 License renewal date December 31, 2021

FHWA # 006231 Report By: COURTNEY WAND Date: 11/25/2020

BRIDGE ID: INDEPENDENCE

STRUCTURAL RATING	
	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____ Signature 11/25/2020 Date</p> <p>Printed or Typed Name COURTNEY WAND</p> <p>License No.: <u>23610</u> My license renewal date is December 31, 2021</p>

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

LOAD RATING EVALUATION FORM

Name:	Alex Davis	Bridge ID	2ND ST NORTH-EAST
Main Span Materials & Design (Item 43):	201	FHWA No:	6231
County / City:	Buchanan County / Independence	Date:	03/08/2026
Location:	T89N-R9W-S35-N7.3-E11.8	ADT:	220

The purpose of this evaluation form is to determine if the condition and configuration of the structure is still consistent with the load rating calculations that were completed during a previous bridge inspection. If the answer to all of these evaluation items is "No" then recalculation is not required. IF the answer to any of these evaluation items is "Yes", a Professional Engineer, licensed in the State of Iowa, must evaluate if re-calculation of the load ratings for this structure is required. Answer "No" or "Yes" to the following.

Was the bridge re-rated as part of this inspection?

If "no", check the following criteria. If "yes", no additional information is needed. No

If any of the following criteria are “Yes”, the bridge shall be load rated:

- | | |
|--|----|
| 1. The bridge is new. | No |
| 2. The bridge has undergone a major rehabilitation that affects the controlling structural element. This may include the deck, superstructure, or substructure elements. | No |
| 3. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; code decreased to 3 or less. | No |
| 4. Moderate to significant changes to the superstructure dead load occurred. This may include the addition of an overlay or changes of 2 or more inches of overburden such as earth or rock since the previous rating. | No |
| 5. Lateral support of the beams changed. | No |
| 6. Five feet or more of scour/erosion occurred at the foundations due to flooding events or progressive down cutting. | No |

If “yes”, the bridge shall be evaluated for structural capacity of the foundations.

If any of the following criteria are “Yes”, the bridge shall be considered for re-load rating:

- | | |
|---|----|
| 1. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; coding decreased to 4. | No |
| 2. New information found during the most recent field inspection affects load capacity. | No |
| 3. Additional investigation, testing, or analysis was done and found issues that may affect load capacity. | No |
| 4. Item 63 and 65, Rating Method, is coded 5. | No |

Does the bridge need to be re-rated?

If yes, re-rate the bridge and update the Bridge Load Rating Report No

Load Rating Evaluation Comments:



File Date: 12/22/2025

File Description Road view looking East



File Date: 12/22/2025

File Description Side view looking North



File Date: 12/22/2025

File Description Underside of bridge looking East



File Date: 12/22/2025

File Description Sidewalk approaches settling



File Date: 12/22/2025

File Description Area of spalled concrete patched with asphalt on East end of deck



File Date: 12/22/2025

File Description Area of cracking and delaminating concrete on South bottom edge of slab around East pier



File Date: 12/22/2025

File Description Cracking with efflorescence on South edge of slab on underside



File Date: 12/22/2025

File Description Base of pedestrian rail posts on South side of bridge corroding



File Date: 12/22/2025

File Description Erosion at East berm exposing engineering fabric

Bridges and Structures Bureau

Bridge Maintenance and Inspection Unit



Bridge Condition Report

Bridge ID:	3RD ST NORTH-EAST	FHWA B.ID.01) Number:	006240
Inspection Type:	In-Depth (SNBI)	District:	07
Location:	T89N-R9W-S35-N15.3-E11.8	Carrying:	3RD ST NE
Approved By:	Davis,Alex	Inspection Group:	Buchanan County

TABLE OF CONTENTS

Item #8.

	PAGE NUMBER
SNBI - BRIDGE DATA	1
SNBI - SIA	2
SI&A - UPDATED	5
SNBI - DECK - LPA	7
SNBI - SUPERSTRUCTURE - LPA	8
SNBI - SUBSTRUCTURE - LPA	9
SNBI - CHANNEL PROTECTION - LPA	10
SNBI - LOAD RATING BRIDGE	11
LOAD RATING EVALUATION	13
PICTURES - CONFIGURED	14

FHWA No. 006240

Bridge ID: 3RD ST NORTH-EAST

Location: T89N-R9W-S35-N15.3-E

Item #8.

Bridge Data Tab New

Bridge Name: B.CL.01: Owner L03 - City or municipal highway agency
 Main Structure Type (A): No. Spans Main Unit
 Main Structure Type (B): 3
 City: INDEPENDENCE CITY B.L.02: County Code 010 - Buchanan B.W.01: Year Built 1969
 B.IE.01: Inspection Type In-Depth (SNBI) B.IE.02: Inspection Date 12/22/2025 Est. Life Remain: 10 Yrs.
 Inspector Name: Alex Davis Inspection Agency: Buchanan County
 B.PS.01: Load Posting Status Farm to Market:
 B.AP.03 Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.
 B.L.05: Latitude 42.470961 B.L.06: Longitude -91.882258

LOAD POSTING TABLE

Type	B.EP.04: Posting Value	Actual Tons	Remarks
Straight Truck or Gross Weight Limit			
Truck - Semi-trailer			
Truck - Full-trailer			
Emergency Vehicle			
Implement of Husbandry			

SIGNING

Type	Legibility	Visibility	Remarks
Advanced Posting			NONE
Posted Loads			NONE
Narrow			NONE
One Lane			NONE
Object Markers	Good	Good	

APPROACH

	Condition Rating	Remarks
1. Approach Slab	6	WEST REPLACED 2018-19
2. Relief Joints	5	POURED RUBBER DETERIORATED.
3. Approach - Guardrail	N	
4. Embankment	6	
B.AP.01: Approach Roadway Alignment	G	

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET**Identification**

Public Name:	New Bridge (ID) Name:
B.ID.03: Previous FHWA Number 0	Comments :
Bridge Condition Index (BCI): 61.0	5
Network Route Type Stratification	B.AP.05: Seismic Vulnerability N

Location

B.L.02: County Code 010 - Buchanan	B.L.01: State Code 19 - Iowa
B.L.08: Border Bridge State or Country Code:	B.L.07: Border Bridge Number N
B.L.04: Highway Agency District Local Public Agency	B.L.03: Place Code INDEPENDENCE CITY
B.L.09: Border Bridge Inspection Responsibility:	B.L.05: Latitude 42.470961
B.L.10: Border Bridge Designated Lead State	B.L.06: Longitude -91.882258
B.L.11: Bridge Location	T89N-R9W-S35-N15.3-E11.8
B.L.12: Metropolitan Planning Organization	

Classification

B.CL.01: Owner L03	B.CL.02: Maintenance Responsibility L03	B.W.01: Year Built 1969
B.CL.04: Historic Significance N	B.CL.03: Federal or Tribal Land Access: N	
B.CL.06: Emergency Evacuation Designation: N	B.CL.05: Toll N	

Bridge Condition

B.C.01: Deck Condition Rating 5	B.C.02: Superstructure Condition Rating 5
B.C.04: Culvert Condition Rating N	B.C.05: Bridge Railing Condition Rating 6
B.C.07: Bridge Bearings Condition Rating N	B.C.08: Bridge Joints Condition Rating 5
B.C.10: Channel Protection Condition Rating 6	B.C.11: Scour Condition Rating 7
B.C.13: Lowest Condition Rating Code 5	B.C.14: NSTM Inspection Condition N
B.AP.01: Approach Roadway Alignment G - Good	B.C.12: Bridge Condition Classification F
B.AP.03: Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.	B.C.15: Underwater Inspection Condition
B.AP.02: Overtopping Likelihood ¹ - Remote - once every 100 years or less frequently	B.C.03: Substructure Condition Rating 6
B.AP.04: Scour Plan of Action 0 - A scour POA is not required.	B.C.09: Channel Condition Rating 7
B.C.06: Bridge Railing Transitions Condition Rating 6	

Geometry

B.G.01: NBIS Bridge Length 100.1	B.G.05: Bridge Width Out-to-Out 34.8
B.G.02: Total Bridge Length 100.1	B.G.06: Bridge Width Curb-to-Curb 28.2

FHWA No. 006240 Bridge ID: 3RD ST NORTH-EAST

Location: T89N-R9W-S35-N15.3-E

Item #8.

B.G.03: Maximum Span Length 39

B.G.07: Left Curb or Sidewalk Width 4.9

B.G.04: Minimum Span Length 30.5

B.G.08: Right Curb or Sidewalk Width 0

B.G.09: Approach Roadway Width 29.9

B.G.13: Maximum Bridge Height

B.G.10: Bridge Median 0 - No median

B.G.14: Sidehill Bridge N

B.G.11: Skew 0

B.G.15: Irregular Deck Area

B.G.12: Curved Bridge N - Not curved

B.G.16: Calculated Deck Area 3483.5

B.RH.01: Bridge Railings I

B.RH.02: Transitions I




B.IR.01: NSTM Inspection Required N

B.IR.03: Underwater Inspection Required N

B.IR.02: Fatigue Details N

B.IR.04: Complex Feature N

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons	B.EP.02: Legal Load Rate Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks			0		T
	Type 4		1.56		T
	SU4 truck		1.5		T
	SU5 truck		1.43		T
	SU6 truck		1.3		T
	SU7 truck		1.24		T
Truck - Semi Trailer			0		T
	Type 3S3A		1.44		T
	Type 3S3B		1.44		T
	Type 4S3		1.55		T
Truck - Full Trailer					
	Type 3-3		1.67		T
	Type 5-2		1.44		T
Emergency Vehicles					
	Type EV2		0		T
	Type EV3		0		T
Implement of Husbandry					
	Type NRL		0		T
	Type IoH				

Loads and Load Rating

B.LR.01: Design Load

H20 - H-20

B.LR.04: Load Rating Method

LRFR - Load and Resistance Factor Rating

FHWA No. 006240 Bridge ID: 3RD ST NORTH-EAST

Location: T89N-R9W-S35-N15.3-E

Item #8.

B.LR.02: Design Method

B.LR.05: Inventory Load Rating Factor . 0.79

B.LR.03: Load Rating Date 01/28/2021

B.LR.06: Operating Load Rating Factor 1.03

B.LR.07: Controlling Legal Load Rating Factor

B.LR.08: Routine Permit Loads

Inspection Events

Routine

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

In-depth

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

Underwater

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 48

NSTM

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

FHWA No. 006240

Bridge ID: 3RD ST NORTH-EAST

Location: T89N-R9W-S35-N15.3-E

Item #8.

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Bridge ID: 3RD ST NORTH-EAST 8 Structure No. 6240 Condition Rating: Fair

Bridge Name: Bridge Condition Index (BCI): 61.0

IDENTIFICATION

City INDEPENDENCE 3 County Code 010
 2 State District No. 7 G 0 7 Facility Carried 3RD ST NE
 9 Location T89N-R9W-S35-N15.3-E11.8 6 Features Intersected MELONE CREEK
 98 Border Bridge Code 99 Border Bridge No.
 5 Inventory Route (A,B,C,D,E) % Responsible 0

INSPECTIONS

90 Inspection Date 12/29/2023 Next Routine Inspection In-Depth Type
 91 Insp Frequency 24 months Next Inspection Date
 92 CRITICAL FEATURE INSPECTION

	Y/N	FREQ	93 CFI Date	
A Fracture Critical Detail	N	0		Inspection Agency 2
B Underwater Inspection	N	0		Inspection Group/Consultant
C Other Special Inspection	N	0		Buchanan County

AGE AND SERVICE

27 Year Built 1969 106 Year Reconstructed 0 42 Type of Service 5
 19 Bypass Detour Length 1 Mi. 29 Est Ave Daily Traffic 1135 Speed Limit 25
 100 STRAHNET Highway 0 28 Lanes On 2 Under 0 37 Historical Significance 5
 109 Average Daily Truck Traffic 0 42B Type Under Bridge 5
 30 Year of Average Daily Traffic 2024 104 Highway System of the Inv. Rte. 0

STRUCTURE TYPE AND MATERIAL

44 Approach Span Type Near 0 Far 0 45 No of Spans Main Unit 3 107 Deck Type 1
 43 Main Structure Type A 2 43 Main Structure Type B 01 46 No of Appr Spans Near 0 Far 0
 108 Wearing Surface/ Protective System
 A) Type of Wearing Surface 1 B) Type of Membrane 0 C) Deck Protection 0

FHWA No. 006240

Bridge ID: 3RD ST NORTH-EAST

Location: T89N-R9W-S35-N15.3-E

Item #8.

CONDITION

58 Deck 5 59 Super 5 60 Sub 6 61 Channel 7 62 Culv N

LOAD RATING AND POSTING

31 Design Load 4 64 Operating Rating 1.03 66 Inventory Rating 0.79

70 Bridge Posting 5 63 Method Used Operating Rating 8

41 Open, Posted Or Closed A 65 Method Used Inventory Rating 8

GEOMETRIC DATA

112 NBIS Y Deck Area 3480 ' 49 Structure Length 100 ' 48 Longest Span 39 '

34 Skew 0 35 Structure Flared 0 33 Bridge Median 0 52 Deck Width O-O 34.8 '

10 Inv Rt Min Vert Clear 10ft Lane 99 ' 99 " 51 Br Rdwy Width C-C 28.2 '

54 Min Vert UnderClear N 0 ' 0 " 50 Curb or Sidewalk RT 0 ' LT 5 '

55 Min Lat UnderClear RT N 00 ' 00 " 56 Min Lat UnderClear LT 00 ' 00 "

32 Appr Rdwy Width (W/Shoulders) 30 ' 53 Min Vert Clear Over Br Rdwy 99 ' 99 "

47 Inv Rt Total Horiz Clear RT 28 ' 04 " LT ' "

APPRAISAL

67 Struc. Eval 5 69 Underclear, Vert and Horiz N

68 Deck Geo 5 71 Waterway Adq 8

72 App Rdwy Align 8 113 Scour Crit Bridges 8

36 Traffic Safety Features

36A Bridge Railings 0 36B Transitions 1 36C Appr Guardrail N 36D Appr Guardrail Ends N

NAVIGATION DATA

38 Navigation Control 0 40 Navigation Horiz Clear 000 ' 00 " Mile Post

16 Latitude 42.47096011 17 Longitude -91.8822597 111 Pier or Abut. Prot.

39 Nav Vert Clearance 00 ' 00 " 26 Functional Classification of Inventory Route 17

CLASSIFICATION

101 Parallel Str Dsgn N 103 Temp Str Dsgn 20 Toll 3

22Owner 04 21 Maintain Rsp 04 Original Design No. 0

FRA No. (If RR Bridge) 102 Direction of Traffic 2

Deck

Deck Items

Deck Items	Condition Rating	Remarks
1. Wearing Surface	5	AREAS OF SPALLED CONCRETE ON DECK. SOME AREAS OF SPALLING CONCRETE ON DECK PATCHED WITH CONCRETE AND ASPHALT. MAP CRACKING OF CONCRETE PATCHES. LONGITUDINAL CRACKING IN DECK.
2. Curbs	4	SOUTH CURB PATCHED 2017. PATCHES CRAKING AND DETERIORATING.
3. Median	N	
4a. Sidewalks Left (B.G.07)	4.9 FT 6	SIDEWALK PATCHED 2017. RAISED SIDEWALK ALONG SOUTH EDGE.
4b. Sidewalks Right (B.G.08)	0 FT 6	SIDEWALK PATCHED 2017. RAISED SIDEWALK ALONG SOUTH EDGE.
5. Railings (B.C.05)	6	ALUMINUM WITH CONCRETE END SECTIONS. COLLISION DAMAGE AT NORTH RAIL.
6. Transition Rating (B.C.06)	6	
7. Rail Protection System	N	
8. Drains	4	DELAMINATION AND SPALLING CONCRETE WITH EXPOSED REINFORCING AT DRAINS ON UNDERSIDE OF DECK.
9. Utility Connections	5	GAS PIPELINE AT SOUTH EDGE OF DECK.
10. Joint leakage	6	
11. Expan. Joints and Devices (B.C.08)	5	RUBBER SEALANT FAILED.
12. Deck - Structural Condition	5	HAIRLINE LONGITUDINAL CRACKING WITH EFFLORESCENCE AND ADDITIONAL MAP CRACKING UNDERSIDE OF SLAB. LONGITUDINAL CRACKING OF DECK SURFACE WITH DIAGONAL CRACKING OF SURFACE AT CORNERS AND LARGE LONGITUDINAL CRACK IN SURFACE. AREAS OF CRACKING AND DELAMINATING CONCRETE ALONG SOUTH EDGE OF DECK.

B.RH.01 Railing Test Level I

B.RH.02 Transition Test Level I

B.G.15 IRR. Deck Area

B.IR.04 Complex Feature N

General Comments

(Remark required for NBI rating of 5 or less)

B.C.01 Deck Condition Rating 5

HAIRLINE LONGITUDINAL CRACKING WITH EFFLORESCENCE UNDERSIDE OF SLAB. SPALLING CONCRETE WITH EXPOSED REINFORCING ON UNDERSIDE OF SLAB AROUND DRAINS. CRACKING IN SURFACE OF DECK ON CENTERLINE AND CORNERS. COLLISION DAMAGE IN NORTH RAIL.

Superstructure

Superstructure Items	Condition Rating	Remarks
1. Bearing Devices (B.C.07)	N	
2. Stringers	N	
Lateral Support ()	N	
3. Girders/Beams ()	N	
Lateral Support ()	N	
4. Floor Beams	N	
Lateral Support ()	N	
5. Trusses - General	N	
Portals	N	
Bracing	N	
6. Paint	N	
7. Rivets or Bolts	N	
8. Welds - Cracks	N	
9. Corrosion	5	CORRODED REINFORCING NEAR DECK DRAINS.
10. Timber Decay	N	
11. Concrete Cracking	5	LONGITUDINAL CRACKING AT CENTERLINE THROUGH DECK WITH EFFLORESCENCE AND ADDITIONAL MAP CRACKING. CRACKING AND SPALLING CONCRETE AT DRAINS WITH EXPOSED REINFORCING ON UNDERSIDE OF DECK. SCATTERED CRACKING AND DELAMINATING CONCRETE ON SOUTH EDGE OF SLAB.
12. Collision Damage	8	
13. Deflection Under Load	8	
14. Alignment of Members	N	
15. Vibration Under Load	8	

General Comments

B.G.12 Curved Bridge N - Not curved

B.C.14: NSTM Inspection Condition N

(Remark required for NBI rating of 5 or less)

B.C.02 Superstructure Condition Rating 5

CENTERLINE CRACK WITH EFFLORESCENCE ON SURFACE AND UNDERSIDE OF SLAB. SPALLING CONCRETE WITH EXPOSED REINFORCING AT DECK DRAINS ON UNDERSIDE OF SLAB. SCATTERED CRACKING AND DELAMINATING CONCRETE ON SOUTH EDGE OF SLAB.

Inspection Requirements

B.IR.01: NSTM Inspection Required N - NSTM inspection not required

B.IR.02: Fatigue Details N - No E/E details

B.IR.04: Complex Feature N - Bridge does not have complex feature

Substructure

Substructure Type	Condition Rating	Remarks
1. Abutments - Caps	6	
Wings	6	
Backwall	6	HIGH CONCRETE BACKWALL WITH UTILITY PENETRATIONS AT BOTH ABUTMENTS.
Footing	N	
Piles		NOT EXPOSED.
Scour/Erosion	6	LOCALIZED TO STORM DRAIN AT NORTH SIDE OF EAST ABUTMENT.
Settlement	8	
2. Piers or Bents - Caps	5	HEAVY MAP CRACKING WITH EFFLORESCENCE AT SOUTH SIDE OF EAST PIER CAP.
Columns	N	
Footing	N	
Piles		NOT EXPOSED BELOW CONCRETE ENCASEMENTS.
Scour/Erosion	7	
Settlement	8	
3. Concrete Cracking	5	HAIRLINE VERTICAL CRACKING AT ABUTMENT BACKWALLS. HEAVY CRACKING OF EAST PIER CAP AT SOUTH SIDE.
4. Steel Corrosion	7	
5. Timber Decay	N	
6. Debris on Seats	N	
7. Protection System	N	
8. Collision Damage	8	
9. Underwater Inspection Condition (B.C.15)		

General Comments

(Remark required for NBI rating of 5 or less)

B.C.03 Substructure Condition Rating 6 HEAVY CRACKING WITH EFFLORESCENCE OF SOUTH SIDE OF EAST PIER CAP.

Underwater Inspection Type NA

B.IR.03: Underwater Inspection Required N - Underwater inspection not required

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Channel Protection

Channel and Channel Protection	Condition Rating	Remarks
1. Channel Scour (B.C.11)	7	
2. Channel Protection (B.C.10)	6	
A. Fender System	N	
B. Spur Dikes and Jetties	N	
C. Vegetation	6	MINOR TREES GROWING AROUND BRIDGE.
D. Riprap	5	ISOLATED AT NORTHEAST WING.
3. Channel Condition Rating (B.C.09)	7	EROSION FROM STORM DRAIN AT NORTHEAST WING.
A. Embankment Erosion	7	EROSION FROM STORM DRAIN OUTLET AT NORTHEAST WING.
B. Drift	7	
C. Channel Change	7	WATERWAY FLOWS THROUGH CENTER SPAN.
D. Adequacy of Opening	8	
Reasons why no underwater inspection is required		

(Remark required for NBI rating of 5 or less)

Drainage Area: 9.26 square miles

Scour Critical Bridges (B.AP.03) A B.IR.03: Underwater Inspection Required N - Underwater inspection not required

Scour Critical Bridge Determination: if not originally designed for scour, follow the analysis process belowScour Analysis (Upload Analysis PDF): Level A Level B Level C

Scour Plan of Action (POA) Implemented (B.AP.04): 0 (Upload POA)

Bridge with Unknown FoundationUnknown Foundation Analysis (Upload Analysis PDF): Level A Level B

Unknown Foundation Risk Level:

Other Waterway Characteristics

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Inspection Findings and Evaluation - Scour

Load Rating Bridge Report

Report By: COURTNEY WAND

Date: 01/28/2021

Width C-C 28.2 ' Str Length 100 Bridge Structure Type: 201 Year Built: 1969

B.SP.02: Number of Spans: 3 Total Spans: 3 B.G.04 Min. Span Length 30.5

B.LR.02 Design Method B.G.03 Max. Span Length 39

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): H20 - H-20 Lanes 2 Rating Method (B.LR.04): LRFR

Inventory Rating (B.LR.05): 0.79 Tons/RF **Operating Rating (B.LR.06):** 1.03 Tons/RF

Inventory Rating is controlled by: FLEXURE Operating Rating is controlled by: FLEXURE

critical location +M END SPANS critical location +M END SPANS

Comment:

RATING TREATS TOP 1/2" OF SLAB AS DW WEARING SURFACE WHICH DOES NOT CONTRIBUTE TO CAPACITY.

A 5% REDUCTION TO STRENGTH I CAPACITY WAS TAKEN DUE TO SUPERSTRUCTURE (ITEM59) RATING OF 5.

Calculations attached

Deck (B.C.01): 5 Superstructure (B.C.02): 5 Substructure (B.C.03): 6 Culvert (B.C.04): N

Design Standard (If applicable):

Restriction Description: (If applicable)

Load Evaluation and Posting

[Iowa Load Rating Vehicles](#)

B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
-----------------------------------	-------------------	-----------------------------------	-----------------------	------------------------

Straight Trucks



Type 4	42.4	1.56		T
SU4 truck	40.6	1.5		T
SU5 truck	44.4	1.43		T
SU6 truck	45.3	1.3		T
SU7 truck	48.2	1.24		T

Truck - Semi Trailer



Type 3S3A	57.5	1.44		T
Type 3S3B	64.7	1.44		T
Type 4S3	74.6	1.55		T

Truck - Full Trailer



Type 3-3	66.6	1.67		T
Type 5-2	69.0	1.44		T

Emergency Vehicles

Type EV2		0		T
Type EV3		0		

Implement of Husbandry

Type NRL		0		
Type IoH				

FHWA No. 006240 Bridge ID: 3RD ST NORTH-EAST Location: T89N-R9W-S35-N15.3-E

B.LR.08 Routine Permit Loads B.LR.07 Controlling Rating Factor

Permit Vehicle Adequacy: 90KNR 100K Crane Axle GroupNR 136K A NR 136K B NR 156KNR

All Systems Permit Fluid Milk Truck Small Annual Crane

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

Name COURTNEY WAND Date 01/28/2021

License No.: 23610 License renewal date December 31, 2021

FHWA # 006240 Report By: COURTNEY WAND Date: 01/28/2021

BRIDGE ID: 3RD ST NORTH-EAST

STRUCTURAL RATING	
	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____ Signature</p> <p style="text-align: right;">01/28/2021 Date</p> <p>Printed or Typed Name COURTNEY WAND</p> <p>License No.: <u>23610</u> My license renewal date is December 31, 2021</p>

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

LOAD RATING EVALUATION FORM

Name:	Alex Davis	Bridge ID	3RD ST NORTH-EAST
Main Span Materials & Design (Item 43):	201	FHWA No:	6240
County / City:	Buchanan County / Independence	Date:	02/21/2026
Location:	T89N-R9W-S35-N15.3-E11.8	ADT:	1135

The purpose of this evaluation form is to determine if the condition and configuration of the structure is still consistent with the load rating calculations that were completed during a previous bridge inspection. If the answer to all of these evaluation items is "No" then recalculation is not required. IF the answer to any of these evaluation items is "Yes", a Professional Engineer, licensed in the State of Iowa, must evaluate if re-calculation of the load ratings for this structure is required. Answer "No" or "Yes" to the following.

Was the bridge re-rated as part of this inspection?

If "no", check the following criteria. If "yes", no additional information is needed. No

If any of the following criteria are "Yes", the bridge shall be load rated:

- | | |
|--|----|
| 1. The bridge is new. | No |
| 2. The bridge has undergone a major rehabilitation that affects the controlling structural element. This may include the deck, superstructure, or substructure elements. | No |
| 3. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; code decreased to 3 or less. | No |
| 4. Moderate to significant changes to the superstructure dead load occurred. This may include the addition of an overlay or changes of 2 or more inches of overburden such as earth or rock since the previous rating. | No |
| 5. Lateral support of the beams changed. | No |
| 6. Five feet or more of scour/erosion occurred at the foundations due to flooding events or progressive down cutting. | No |

If "yes", the bridge shall be evaluated for structural capacity of the foundations.

If any of the following criteria are "Yes", the bridge shall be considered for re-load rating:

- | | |
|---|----|
| 1. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; coding decreased to 4. | No |
| 2. New information found during the most recent field inspection affects load capacity. | No |
| 3. Additional investigation, testing, or analysis was done and found issues that may affect load capacity. | No |
| 4. Item 63 and 65, Rating Method, is coded 5. | No |

Does the bridge need to be re-rated?

If yes, re-rate the bridge and update the Bridge Load Rating Report No

Load Rating Evaluation Comments:



File Date: 12/22/2025

File Description Road view looking East



File Date: 12/22/2025

File Description Side view looking North



File Date: 12/22/2025

File Description Underside of bridge looking West



File Date: 12/22/2025

File Description Longitudinal centerline crack on surface of deck



File Date: 12/22/2025

File Description Area of deck spalling and patched with concrete and asphalt



File Date: 12/22/2025

File Description Spalling concrete with exposed reinforcing around drains on underside of slab (typical throughout)



File Date: 12/22/2025

File Description Centerline crack with efflorescence on underside of slab



File Date: 12/22/2025

File Description Cracking with delaminating concrete on South edge of deck



File Date: 12/22/2025

File Description Collision damage in North rail near East abutment



File Date: 12/22/2025

File Description Heavy map cracking with efflorescence on South side of East pier cap

Bridges and Structures Bureau

Bridge Maintenance and Inspection Unit



Bridge Condition Report

Bridge ID:	1ST ST W	FHWA B.ID.01) Number:	015820
Inspection Type:	In-Depth (SNBI)	District:	07
Location:	T89N-R9W-S34-N0.0-E85.2	Carrying:	1ST ST W
Approved By:	Davis,Alex	Inspection Group:	Buchanan County

TABLE OF CONTENTS

Item #8.

	PAGE NUMBER
SNBI - BRIDGE DATA	1
SNBI - SIA	2
SI&A - UPDATED	5
SNBI - DECK - LPA	7
SNBI - SUPERSTRUCTURE - LPA	8
SNBI - SUBSTRUCTURE - LPA	9
SNBI - CHANNEL PROTECTION - LPA	10
SNBI - LOAD RATING BRIDGE	11
LOAD RATING EVALUATION	13
PICTURES - CONFIGURED	14

FHWA No. 015820

Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

Bridge Data Tab New

Bridge Name: B.CL.01: Owner L03 - City or municipal highway agency

Main Structure Type (A): No. Spans Main Unit
3

Main Structure Type (B):

City: INDEPENDENCE CITY B.L.02: County Code 010 - Buchanan B.W.01: Year Built 1917

B.IE.01: Inspection Type In-Depth (SNBI) B.IE.02: Inspection Date 12/22/2025 Est. Life Remain: 10 Yrs.

Inspector Name: Alex Davis Inspection Agency: Buchanan County

B.PS.01: Load Posting Status Farm to Market:

B.AP.03 Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.

B.L.05: Latitude 42.468697 B.L.06: Longitude -91.895003

LOAD POSTING TABLE

Type	B.EP.04: Posting Value	Actual Tons	Remarks
Straight Truck or Gross Weight Limit			
Truck - Semi-trailer			
Truck - Full-trailer			
Emergency Vehicle			
Implement of Husbandry			

SIGNING

Type	Legibility	Visibility	Remarks
Advanced Posting			NONE
Posted Loads			NONE
Narrow			NONE
One Lane			NONE
Object Markers			NONE

APPROACH

	Condition Rating	Remarks
1. Approach Slab	6	LONGITUDINAL/TRANSVERSE CRACKING.
2. Relief Joints	8	REPLACED 2020
3. Approach - Guardrail	N	
4. Embankment	6	
B.AP.01: Approach Roadway Alignment	G	

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET**Identification**

Public Name:	New Bridge (ID) Name:
B.ID.03: Previous FHWA Number 0	Comments:
Bridge Condition Index (BCI): 59.7	5
Network Route Type Stratification	B.AP.05: Seismic Vulnerability N

Location

B.L.02: County Code 010 - Buchanan	B.L.01: State Code 19 - Iowa
B.L.08: Border Bridge State or Country Code:	B.L.07: Border Bridge Number N
B.L.04: Highway Agency District Local Public Agency	B.L.03: Place Code INDEPENDENCE CITY
B.L.09: Border Bridge Inspection Responsibility:	B.L.05: Latitude 42.468697
B.L.10: Border Bridge Designated Lead State	B.L.06: Longitude -91.895003
B.L.11: Bridge Location	T89N-R9W-S34-N0.0-E85.2
B.L.12: Metropolitan Planning Organization	

Classification

B.CL.01: Owner L03	B.CL.02: Maintenance Responsibility L03	B.W.01: Year Built 1917
B.CL.04: Historic Significance T	B.CL.03: Federal or Tribal Land Access: N	
B.CL.06: Emergency Evacuation Designation: N	B.CL.05: Toll N	

Bridge Condition

B.C.01: Deck Condition Rating 5	B.C.02: Superstructure Condition Rating 5
B.C.04: Culvert Condition Rating N	B.C.05: Bridge Railing Condition Rating 6
B.C.07: Bridge Bearings Condition Rating N	B.C.08: Bridge Joints Condition Rating 8
B.C.10: Channel Protection Condition Rating 6	B.C.11: Scour Condition Rating 7
B.C.13: Lowest Condition Rating Code 4	B.C.14: NSTM Inspection Condition N
B.AP.01: Approach Roadway Alignment G - Good	B.C.12: Bridge Condition Classification P
B.AP.03: Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.	B.C.15: Underwater Inspection Condition
B.AP.02: Overtopping Likelihood ¹ - Remote - once every 100 years or less frequently	B.C.03: Substructure Condition Rating 4
B.AP.04: Scour Plan of Action 0 - A scour POA is not required.	B.C.09: Channel Condition Rating 7
B.C.06: Bridge Railing Transitions Condition Rating N	

Geometry

B.G.01: NBIS Bridge Length 255.9	B.G.05: Bridge Width Out-to-Out 58.7
B.G.02: Total Bridge Length 255.9	B.G.06: Bridge Width Curb-to-Curb 43

FHWA No. 015820 Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

B.G.03: Maximum Span Length 80.1

B.G.07: Left Curb or Sidewalk Width 5.9

B.G.04: Minimum Span Length 80.0

B.G.08: Right Curb or Sidewalk Width 5.9

B.G.09: Approach Roadway Width 44

B.G.13: Maximum Bridge Height 18

B.G.10: Bridge Median 0 - No median

B.G.14: Sidehill Bridge N

B.G.11: Skew 0

B.G.15: Irregular Deck Area

B.G.12: Curved Bridge N - Not curved

B.G.16: Calculated Deck Area 15021.3

B.RH.01: Bridge Railings I

B.RH.02: Transitions N




B.IR.01: NSTM Inspection Required N

B.IR.03: Underwater Inspection Required N

B.IR.02: Fatigue Details N

B.IR.04: Complex Feature N

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons	B.EP.02: Legal Load Rate Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks			0		T
	Type 4		1.03		T
	SU4 truck		1		T
	SU5 truck		1		T
	SU6 truck		1.01		T
	SU7 truck		1		T
Truck - Semi Trailer			0		T
	Type 3S3A		1		T
	Type 3S3B		1		T
	Type 4S3		1		T
Truck - Full Trailer			1		T
	Type 3-3		1		T
	Type 5-2		0		T
Emergency Vehicles			0		T
	Type EV2		0		T
	Type EV3		0		T
Implement of Husbandry			0		T
	Type NRL		0		T
	Type IoH				

Loads and Load Rating

B.LR.01: Design Load H15 - H-15

B.LR.04: Load Rating Method EJ - Field evaluation and documented engineering

FHWA No. 015820 Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

judgment

B.LR.02: Design Method

B.LR.05: Inventory Load Rating Factor . 0.52

B.LR.03: Load Rating Date 07/27/2013

B.LR.06: Operating Load Rating Factor 0.71

B.LR.07: Controlling Legal Load Rating Factor

B.LR.08: Routine Permit Loads

Inspection Events

Routine

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

In-depth

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

Underwater

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 48

NSTM

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

FHWA No. 015820

Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Bridge ID: 1ST ST W 8 Structure No. 15820 Condition Rating: Fair

Bridge Name: Bridge Condition Index (BCI): 59.7

IDENTIFICATION

City INDEPENDENCE 3 County Code 010
 2 State District No. 7 G 0 7 Facility Carried 1ST ST W
 9 Location T89N-R9W-S34-N0.0-E85.2 6 Features Intersected WAPSIPINICON RIVER
 98 Border Bridge Code 99 Border Bridge No.
 5 Inventory Route (A,B,C,D,E) % Responsible 0

INSPECTIONS

90 Inspection Date 12/29/2023 Next Routine Inspection Routine
 3 Type
 91 Insp Frequency 24 months Next Inspection Date
 92 CRITICAL FEATURE INSPECTION

	Y/N	FREQ	93 CFI Date	Inspection Agency
A Fracture Critical Detail	N	0		2
B Underwater Inspection	N	0		Inspection Group/Consultant
C Other Special Inspection	N	0		Buchanan County

AGE AND SERVICE

27 Year Built 1917 106 Year Reconstructed 1986 42 Type of Service 5
 19 Bypass Detour Length 1 Mi. 29 Est Ave Daily Traffic 10135 Speed Limit 25
 100 STRAHNET Highway 0 28 Lanes On 2 Under 0 37 Historical Significance 3
 109 Average Daily Truck Traffic 0 42B Type Under Bridge 5
 30 Year of Average Daily Traffic 2024 104 Highway System of the Inv. Rte. 0

STRUCTURE TYPE AND MATERIAL

44 Approach Span Type Near 0 Far 0 45 No of Spans Main Unit 3 107 Deck Type 1
 43 Main Structure Type A 2 43 Main Structure Type B 11 46 No of Appr Spans Near 0 Far 0
 108 Wearing Surface/ Protective System
 A) Type of Wearing Surface 1 B) Type of Membrane 0 C) Deck Protection 1

FHWA No. 015820

Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

CONDITION

58 Deck 5 59 Super 5 60 Sub 5 61 Channel 7 62 Culv N

LOAD RATING AND POSTING

31 Design Load 2 64 Operating Rating 25.6 66 Inventory Rating 18.7

70 Bridge Posting 5 63 Method Used Operating Rating 0

41 Open, Posted Or Closed A 65 Method Used Inventory Rating 0

GEOMETRIC DATA

112 NBIS Y Deck Area 15027. ' 2 49 Structure Length 256 ' 48 Longest Span 80 '

34 Skew 0 35 Structure Flared 0 33 Bridge Median 0 52 Deck Width O-O 58.7 '

10 Inv Rt Min Vert Clear 10ft Lane 99 ' 99 " 51 Br Rdwy Width C-C 43.0 '

54 Min Vert UnderClear N 0 ' 0 " 50 Curb or Sidewalk RT 6 ' LT 6 '

55 Min Lat UnderClear RT N 00 ' 00 " 56 Min Lat UnderClear LT 00 ' 00 "

32 Appr Rdwy Width (W/Shoulders) 44 ' 53 Min Vert Clear Over Br Rdwy 99 ' 99 "

47 Inv Rt Total Horiz Clear RT 42 ' 00 " LT ' "

APPRAISAL

67 Struc. Eval 4 69 Underclear, Vert and Horiz N

68 Deck Geo 5 71 Waterway Adq 8

72 App Rdwy Align 8 113 Scour Crit Bridges 8

36 Traffic Safety Features

36A Bridge Railings 1 36B Transitions 1 36C Appr Guardrail N 36D Appr Guardrail Ends N

NAVIGATION DATA

38 Navigation Control 0 40 Navigation Horiz Clear 000 ' 00 " Mile Post

16 Latitude 42.46869641 17 Longitude -91.89500149 111 Pier or Abut. Prot.

39 Nav Vert Clearance 00 ' 00 " 26 Functional Classification of Inventory Route 16

CLASSIFICATION

101 Parallel Str Dsgn N 103 Temp Str Dsgn 20 Toll 3

22Owner 04 21 Maintain Rsp 04 Original Design No. 116

FRA No. (If RR Bridge) 102 Direction of Traffic 2

Deck

Deck Items

Deck Items	Condition Rating	Remarks
1. Wearing Surface	5	CONCRETE OVERLAY 2020. HAIRLINE TRANSVERSE CRACKING OF SURFACE.
2. Curbs	5	CRACKING AND SPALLING AT BARRIER RAILS AND CURBS.
3. Median	5	DELINEATED WITH PAINT. NOT RAISED.
4a. Sidewalks Left (B.G.07)	5.9 FT 5	NUMEROUS TRANSVERSE CRACKS WITH SPALLING CONCRETE, SOME PATCHED WITH ASPHALT. MONITOR CONCRETE CRACKING AND STABILITY OF SOUTHEAST LIGHT PEDESTAL.
4b. Sidewalks Right (B.G.08)	5.9 FT 5	NUMEROUS TRANSVERSE CRACKS WITH SPALLING CONCRETE, SOME PATCHED WITH ASPHALT. MONITOR CONCRETE CRACKING AND STABILITY OF SOUTHEAST LIGHT PEDESTAL.
5. Railings (B.C.05)	6	PAINTED METAL RAIL AT SIDEWALK EDGES, METAL TUBE RAIL ON BARRIER RAIL.
6. Transition Rating (B.C.06)	N	
7. Rail Protection System	6	PAINT FAILING AT RAILS.
8. Drains	6	
9. Utility Connections	N	
10. Joint leakage	8	
11. Expan. Joints and Devices (B.C.08)	8	JOINTS REPLACED 2020.
12. Deck - Structural Condition	5	SCATTERED AREAS OF SPALLED CONCRETE ON OUTSIDE EDGES OF DECK.

B.RH.01 Railing Test Level I

B.RH.02 Transition Test Level N

B.G.15 IRR. Deck Area

B.IR.04 Complex Feature N

General Comments ITEM 58 USED TO QUANTIFY ROADWAY CONDITION OVER ARCH. CONCRETE DECK/ROADWAY OVERLAY 2020.

(Remark required for NBI rating of 5 or less)

B.C.01 Deck Condition Rating 5

TRANSVERSE CRACKING WITH SPALLING CONCRETE AT SIDEWALKS. HAIRLINE TRANSVERSE CRACKING OF WEARING SURFACE. SCATTERED AREAS OF SPALLED CONCRETE ON OUTSIDE EDGES OF DECK.

Superstructure

Superstructure Items	Condition Rating	Remarks
1. Bearing Devices (B.C.07)	N	
2. Stringers	N	
Lateral Support ()	N	
3. Girders/Beams ()	N	
Lateral Support ()	N	
4. Floor Beams	N	
Lateral Support ()	N	
5. Trusses - General	N	
Portals	N	
Bracing	N	
6. Paint	N	
7. Rivets or Bolts	N	
8. Welds - Cracks	N	
9. Corrosion	6	
10. Timber Decay	N	
11. Concrete Cracking	5	CRACKING WITH EFFLORESCENCE THROUGHOUT UNDERSIDE OF ARCH. SCALING, CRACKING, SPALLING CONCRETE THROUGHOUT SPANDREL WALLS. (2) AREAS OF SPALLED CONCRETE WITH EXPOSED REINFORCING ON UNDERSIDE OF ARCH IN WEST AND EAST SPANS.
12. Collision Damage	8	
13. Deflection Under Load	8	
14. Alignment of Members	N	
15. Vibration Under Load	8	
General Comments		SCALING, CRACKING, SPALLING CONCRETE THROUGHOUT SPANDREL WALLS.

B.G.12 Curved Bridge N - Not curved

B.C.14: NSTM Inspection Condition N

(Remark required for NBI rating of 5 or less)

B.C.02 Superstructure Condition Rating 5 SCATTERED CRACKING WITH EFFLOURESENCE. (4) AREAS OF SPALLED CONCRETE WITH EXPOSED REINFORCING ON UNDERSIDE OF ARCH.

Inspection Requirements

B.IR.01: NSTM Inspection Required N - NSTM inspection not required

B.IR.02: Fatigue Details N - No E/E details

B.IR.04: Complex Feature N - Bridge does not have complex feature

Substructure

Substructure Type

Condition Rating Remarks

1. Abutments -	Caps	N	
	Wings	4	SHOT-CRETE HAS DEBONDED FROM SOUTHEAST WINGWALL. LARGE AREA OF SPALLED CONCRETE WITH EXPOSED REINFORCING IN NORTHWEST WING AT BASE.
	Backwall	5	CRACKING WITH EFFLORESCENCE.
	Footing		NOT EXPOSED.
	Piles	N	
	Scour/Erosion	6	EROSION ALONG WEST ABUTMENT.
	Settlement	8	
2. Piers or Bents -	Caps	4	ENDS OF CAPS DETERIORATED, SHOT-CRETE AT DOWNSTREAM ENDS.
	Columns	4	DETERIORATED CONCRETE AT WATERLINE WITH SPALLING AND EXPOSED REINFORCING.
	Footing		NOT EXPOSED.
	Piles	N	
	Scour/Erosion	6	
	Settlement	8	
3. Concrete Cracking		4	CONCRETE CRACKING, SPALLING, AND DETERIORATING THROUGHOUT.
4. Steel Corrosion		5	EXPOSED REINFORCING CORRODED.
5. Timber Decay		N	
6. Debris on Seats		N	
7. Protection System		N	
8. Collision Damage		8	
9. Underwater Inspection Condition (B.C.15)			

General Comments

(Remark required for NBI rating of 5 or less)

B.C.03 Substructure Condition Rating 4

HIGHLY DETERIORATED CONCRETE ON PIERS AT WATERLINE WITH EXPOSED REINFORCING. LARGE AREA OF SPALLED CONCRETE WITH EXPOSED REINFORCING AT BASE OF NORTHWEST WING.

Underwater Inspection Type

Wading/Probing

B.IR.03: Underwater Inspection Required

N - Underwater inspection not required

B.AP.02 Overtopping Likelihood **1**

B.G.13 Max Bridge Height **18**

Channel Protection

Channel and Channel Protection	Condition Rating	Remarks
1. Channel Scour (B.C.11)	7	
2. Channel Protection (B.C.10)	6	REVTMENT DETERIORATING
A. Fender System	N	
B. Spur Dikes and Jetties	N	
C. Vegetation	7	
D. Riprap	6	EMBANKMENTS PROTECTED WITH DETERIORATING REVTMENT.
3. Channel Condition Rating (B.C.09)	7	MINOR EROSION ALONG WEST ABUTMENT.
A. Embankment Erosion	7	MINOR EROSION ALONG WEST ABUTMENT.
B. Drift	7	
C. Channel Change	7	WATERWAY FLOWS THROUGH ALL 3 SPANS.
D. Adequacy of Opening	7	
Reasons why no underwater inspection is required		

(Remark required for NBI rating of 5 or less)

Drainage Area: 1050 square miles

Scour Critical Bridges (B.AP.03) A B.IR.03: Underwater Inspection Required N - Underwater inspection not required

Scour Critical Bridge Determination: if not originally designed for scour, follow the analysis process below

Scour Analysis (Upload Analysis PDF): Level A Level B Level C

Scour Plan of Action (POA) Implemented (B.AP.04): 0 (Upload POA)

Bridge with Unknown Foundation

Unknown Foundation Analysis (Upload Analysis PDF): Level A Level B

Unknown Foundation Risk Level:

Other Waterway Characteristics

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height 18

Inspection Findings and Evaluation - Scour

Load Rating Bridge Report

Report By: COURTNEY WAND

Date: 11/25/2020

Width C-C 43.0 Str Length 256 Bridge Structure Type: 211 Year Built: 1917

B.SP.02: Number of Spans: 3 Total Spans: 3 B.G.04 Min. Span Length 80.0

B.LR.02 Design Method B.G.03 Max. Span Length 80.1

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): H15 - H-15 Lanes 2 Rating Method (B.LR.04): EJ

Inventory Rating (B.LR.05): 0.52 Tons/RF **Operating Rating (B.LR.06):** 0.71 Tons/RF

Inventory Rating is controlled by: Operating Rating is controlled by:

critical location critical location

Comment:

PLANS FOR THE CONCRETE ARCH ARE NOT AVAILABLE AND THE BRIDGE DIMENSIONS DO NOT MATCH ANY AVAILABLE STANDARD DRAWINGS. THE BRIDGE HAS BEEN CARRYING NORMAL TRAFFIC SINCE 1917 AND HAS BEEN REHABILITATED IN 1986 WITH NO SIGN OF DISTRESS. AS SUCH, THE CONCRETE BRIDGE WITH UNKNOWN DETAILS NEED NOT BE POSTED FOR RESTRICTED LOADING IN ACCORDANCE WITH SECTION 6.1.4-BRIDGES WITH UNKNOWN STRUCTURAL COMPONENTS OF THE 2011 MBE. THE REPORTED INVENTORY AND OPERATING RATINGS ARE BASED ON AN ASSUMED H15 DESIGN LIVE LOAD

Calculations attached




Deck (B.C.01): 5 Superstructure (B.C.02): 5 Substructure (B.C.03): 4 Culvert (B.C.04): N

Design Standard (If applicable): Restriction Description: (If applicable)

Load Evaluation and Posting

[Iowa Load Rating Vehicles](#)

B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
-----------------------------------	-------------------	-----------------------------------	-----------------------	------------------------

	B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks 	Type 4	28	1.03		T
	SU4 truck	27	1		T
	SU5 truck	31	1		T
	SU6 truck	35	1.01		T
	SU7 truck	38.9	1		T
Truck - Semi Trailer 	Type 3S3A	40	1		T
	Type 3S3B	45	1		T
	Type 4S3	48	1		T
Truck - Full Trailer 	Type 3-3	40	1		T
	Type 5-2		0		T
	Type EV2		0		T
Emergency Vehicles	Type EV3		0		
	Type NRL		0		
Implement of Husbandry					

FHWA No. 015820

Bridge ID: 1ST ST W

Location: T89N-R9W-S34-N0.0-E8

Item #8.

Type IoH

B.LR.08 Routine Permit Loads

B.LR.07 Controlling Rating Factor

Permit Vehicle 90K NR 100K Crane Axle GroupNR 136K A NR 136K B NR 156KNR

All Systems Permit Fluid Milk Truck Small Annual Crane

Comments

11/25/2020 CEW - ADDED LEGAL WEIGHTS TO LOAD RATING TABLE

Name NATHAN MILLER

Date 07/27/2013

License No.: 21479

License renewal date December 31, 2014

FHWA # 015820

Report By: COURTNEY WAND

Date: 11/25/2020

BRIDGE ID: 1ST ST W

STRUCTURAL RATING

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.

Signature _____ Date 07/27/2013

Printed or Typed Name NATHAN MILLER

License No.: 21479 My license renewal date is December 31, 2014

Comments

11/25/2020 CEW - ADDED LEGAL WEIGHTS TO LOAD RATING TABLE

LOAD RATING EVALUATION FORM

Name:	Alex Davis	Bridge ID	1ST ST W
Main Span Materials & Design (Item 43):	211	FHWA No:	15820
County / City:	Buchanan County / Independence	Date:	02/21/2026
Location:	T89N-R9W-S34-N0.0-E85.2	ADT:	10135

The purpose of this evaluation form is to determine if the condition and configuration of the structure is still consistent with the load rating calculations that were completed during a previous bridge inspection. If the answer to all of these evaluation items is "No" then recalculation is not required. IF the answer to any of these evaluation items is "Yes", a Professional Engineer, licensed in the State of Iowa, must evaluate if re-calculation of the load ratings for this structure is required. Answer "No" or "Yes" to the following.

Was the bridge re-rated as part of this inspection?

If "no", check the following criteria. If "yes", no additional information is needed. No

If any of the following criteria are "Yes", the bridge shall be load rated:

1. The bridge is new. No
2. The bridge has undergone a major rehabilitation that affects the controlling structural element. This may include the deck, superstructure, or substructure elements. No
3. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; code decreased to 3 or less. No
4. Moderate to significant changes to the superstructure dead load occurred. This may include the addition of an overlay or changes of 2 or more inches of overburden such as earth or rock since the previous rating. No
5. Lateral support of the beams changed. No
6. Five feet or more of scour/erosion occurred at the foundations due to flooding events or progressive down cutting. No

If "yes", the bridge shall be evaluated for structural capacity of the foundations.

If any of the following criteria are "Yes", the bridge shall be considered for re-load rating:

1. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; coding decreased to 4. No
2. New information found during the most recent field inspection affects load capacity. No
3. Additional investigation, testing, or analysis was done and found issues that may affect load capacity. No
4. Item 63 and 65, Rating Method, is coded 5. No

Does the bridge need to be re-rated?

If yes, re-rate the bridge and update the Bridge Load Rating Report No

Load Rating Evaluation Comments:



File Date: 12/22/2025

File Description Road view looking West



File Date: 12/22/2025

File Description Side view looking North



File Date: 12/22/2025

File Description: Underside of bridge looking West



File Date: 12/22/2025

File Description Cracking and spalling concrete on sidewalks (typical throughout)



File Date: 12/22/2025

File Description Spalling concrete at Southwest edge of deck



File Date: 12/22/2025

File Description Cracking and spalling of concrete at Southeast corner of deck. Southeast light pedestal possibly unstable



File Date: 12/22/2025

File Description Current condition of West side of West arch and West abutment



File Date: 12/22/2025

File Description Current condition of East side of West arch



File Date: 12/22/2025

File Description Current condition of East side of East arch



File Date: 12/22/2025

File Description Condition of West side of center arch



File Date: 12/22/2025

File Description Area of spalled concrete with exposed reinforcing on underside of arch in West span



File Date: 12/22/2025

File Description Area of spalled concrete with exposed reinforcing in East span



File Date: 12/22/2025

File Description Large area of spalled and deteriorated concrete with exposed reinforcing at base of Northwest wing



File Date: 12/22/2025

File Description Shot crete coating failing on sides of arch spandrels



File Date: 12/22/2025

File Description Deteriorated concrete on South side of West pier at water line



File Date: 12/22/2025

File Description Deteriorating concrete on base of East pier at South side



File Date: 12/22/2025

File Description Deteriorating concrete at base of West pier on North side



File Date: 12/22/2025

File Description Deteriorating concrete on North side of East pier footing



File Date: 12/22/2025

File Description Deteriorated concrete on North side of East pier

Bridges and Structures Bureau

Bridge Maintenance and Inspection Unit



Bridge Condition Report

Bridge ID:	INDEPENDENCE	FHWA B.ID.01) Number:	006220
Inspection Type:	In-Depth (SNBI)	District:	6
Location:	T88N-R9W-S04-N90.9-E87.3	Carrying:	2ND ST SW
Approved By:	Davis,Alex	Inspection Group:	Buchanan County

TABLE OF CONTENTS

Item #8.

	PAGE NUMBER
SNBI - BRIDGE DATA	1
SNBI - SIA	2
SI&A - UPDATED	5
SNBI - DECK - LPA	7
SNBI - SUPERSTRUCTURE - LPA	8
SNBI - SUBSTRUCTURE - LPA	10
SNBI - CHANNEL PROTECTION - LPA	11
SNBI - LOAD RATING BRIDGE	12
LOAD RATING EVALUATION	14
PICTURES - CONFIGURED	15

FHWA No. 006220

Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E8

Item #8.

Bridge Data Tab New

Bridge Name: B.CL.01: Owner L03 - City or municipal highway agency
 Main Structure Type (A): No. Spans Main Unit
 Main Structure Type (B): 3
 City: INDEPENDENCE CITY B.L.02: County Code 010 - Buchanan B.W.01: Year Built 1968
 B.IE.01: Inspection Type In-Depth (SNBI) B.IE.02: Inspection Date 12/22/2025 Est. Life Remain: 15 Yrs.
 Inspector Name: Alex Davis Inspection Agency: Buchanan County
 B.PS.01: Load Posting Status Farm to Market:
 B.AP.03 Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.
 B.L.05: Latitude 42.467643 B.L.06: Longitude -91.894407

LOAD POSTING TABLE

Type	B.EP.04: Posting Value	Actual Tons	Remarks
Straight Truck or Gross Weight Limit			
Truck - Semi-trailer			
Truck - Full-trailer			
Emergency Vehicle			
Implement of Husbandry			

SIGNING

Type	Legibility	Visibility	Remarks
Advanced Posting			NONE
Posted Loads			NONE
Narrow			NONE
One Lane			NONE
Object Markers	Good	Good	NONE

APPROACH

	Condition Rating	Remarks
1. Approach Slab	5	SPALLING AT DECK ENDS.
2. Relief Joints	5	
3. Approach - Guardrail	N	
4. Embankment	6	
B.AP.01: Approach Roadway Alignment	G	

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET**Identification**

Public Name:	New Bridge (ID) Name:
B.ID.03: Previous FWHA Number	Comments:
Bridge Condition Index (BCI): 66.8	5
Network Route Type Stratification	B.AP.05: Seismic Vulnerability N

Location

B.L.02: County Code 010 - Buchanan	B.L.01: State Code 19 - Iowa
B.L.08: Border Bridge State or Country Code:	B.L.07: Border Bridge Number N
B.L.04: Highway Agency District 6	B.L.03: Place Code INDEPENDENCE CITY
B.L.09: Border Bridge Inspection Responsibility: 1	B.L.05: Latitude 42.467643
B.L.10: Border Bridge Designated Lead State	B.L.06: Longitude -91.894407
B.L.11: Bridge Location	T88N-R9W-S04-N90.9-E87.3
B.L.12: Metropolitan Planning Organization	

Classification

B.CL.01: Owner L03	B.CL.02: Maintenance Responsibility L03	B.W.01: Year Built 1968
B.CL.04: Historic Significance N	B.CL.03: Federal or Tribal Land Access: N	
B.CL.06: Emergency Evacuation Designation: N	B.CL.05: Toll 1	

Bridge Condition

B.C.01: Deck Condition Rating 5	B.C.02: Superstructure Condition Rating 5
B.C.04: Culvert Condition Rating N	B.C.05: Bridge Railing Condition Rating 6
B.C.07: Bridge Bearings Condition Rating 3	B.C.08: Bridge Joints Condition Rating 6
B.C.10: Channel Protection Condition Rating 6	B.C.11: Scour Condition Rating 6
B.C.13: Lowest Condition Rating Code 5	B.C.14: NSTM Inspection Condition N
B.AP.01: Approach Roadway Alignment G - Good	B.C.12: Bridge Condition Classification F
B.AP.03: Scour Vulnerability A - Scour appraisal completed. Bridge determined to be stable for scour.	B.C.15: Underwater Inspection Condition
B.AP.02: Overtopping Likelihood ¹ - Remote - once every 100 years or less frequently	B.C.03: Substructure Condition Rating 6
B.AP.04: Scour Plan of Action 0 - A scour POA is not required.	B.C.09: Channel Condition Rating 7
B.C.06: Bridge Railing Transitions Condition Rating 6	

Geometry

B.G.01: NBIS Bridge Length 253	B.G.05: Bridge Width Out-to-Out 35.8
B.G.02: Total Bridge Length 253	B.G.06: Bridge Width Curb-to-Curb 28.2
	B.G.07: Left Curb or Sidewalk Width




FHWA No. 006220 Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E8

Item #8.

B.G.03: Maximum Span Length	98.1	B.G.08: Right Curb or Sidewalk Width	0
B.G.04: Minimum Span Length	76	B.G.13: Maximum Bridge Height	
B.G.09: Approach Roadway Width	39	B.G.14: Sidehill Bridge	N
B.G.10: Bridge Median	0 - No median	B.G.15: Irregular Deck Area	
B.G.11: Skew	0	B.G.16: Calculated Deck Area	9057.4
B.G.12: Curved Bridge	N - Not curved	B.RH.02: Transitions	I
B.RH.01: Bridge Railings	I	B.IR.01: NSTM Inspection Required	N
B.IR.02: Fatigue Details	N	B.IR.03: Underwater Inspection Required	N
		B.IR.04: Complex Feature	N

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons	B.EP.02: Legal Load Rate Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks			0		T
	Type 4		1.95		T
	SU4 truck		1.93		T
	SU5 truck		1.74		T
	SU6 truck		1.58		T
	SU7 truck		1.45		T
Truck - Semi Trailer			0		T
	Type 3S3A		1.81		T
	Type 3S3B		2.17		T
	Type 4S3		1.92		T
Truck - Full Trailer					
	Type 3-3		1.78		T
	Type 5-2		0		T
Emergency Vehicles					
	Type EV2		0		T
	Type EV3		0		
Implement of Husbandry					
	Type NRL		0		T
	Type IoH				

Loads and Load Rating

B.LR.01: Design Load	H20 - H-20	B.LR.04: Load Rating Method	LRFR - Load and Resistance Factor Rating
B.LR.02: Design Method		B.LR.05: Inventory Load Rating Factor	1.05

FHWA No. 006220 Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E8

Item #8.

B.LR.03: Load Rating Date 12/01/2020

B.LR.06: Operating Load Rating Factor 1.36

B.LR.07: Controlling Legal Load Rating Factor

B.LR.08: Routine Permit Loads

Inspection Events

Routine

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

In-depth

B.IE.03: Inspection Completion Date 12/22/2025

B.IE.05: Inspection Interval 24

Underwater

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 48

NSTM

B.IE.03: Inspection Completion Date

B.IE.05: Inspection Interval 24

FHWA No. 006220

Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E87.3

Item #8.

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Bridge ID: 2ND ST SOUTH-WEST 8 Structure No. 6220 Condition Rating: Fair

Bridge Name: Bridge Condition Index (BCI): 66.8

IDENTIFICATION

City INDEPENDENCE 3 County Code 010
 2 State District No. 7 G 0 7 Facility Carried 2ND ST SW
 9 Location T88N-R9W-S04-N90.9-E87.3 6 Features Intersected WAPSIPINICON RIVER
 98 Border Bridge Code 99 Border Bridge No.
 5 Inventory Route (A,B,C,D,E) % Responsible 0

INSPECTIONS

90 Inspection Date 12/29/2023 Next Routine Inspection Type Routine
 91 Insp Frequency 24 months Next Inspection Date
 92 CRITICAL FEATURE INSPECTION

	Y/N	FREQ	93 CFI Date	
A Fracture Critical Detail	N	0		Inspection Agency 2
B Underwater Inspection	N	0		Inspection Group/Consultant
C Other Special Inspection	N	0		Buchanan County

AGE AND SERVICE

27 Year Built 1968 106 Year Reconstructed 0 42 Type of Service 5
 19 Bypass Detour Length 1 Mi. 29 Est Ave Daily Traffic 1670 Speed Limit 25
 100 STRAHNET Highway 0 28 Lanes On 2 Under 0 37 Historical Significance 5
 109 Average Daily Truck Traffic 0 42B Type Under Bridge 5
 30 Year of Average Daily Traffic 2024 104 Highway System of the Inv. Rte. 0

STRUCTURE TYPE AND MATERIAL

44 Approach Span Type Near 0 Far 0 45 No of Spans Main Unit 3 107 Deck Type 1
 43 Main Structure Type A 4 43 Main Structure Type B 02 46 No of Appr Spans Near 0 Far 0
 108 Wearing Surface/ Protective System
 A) Type of Wearing Surface 1 B) Type of Membrane 0 C) Deck Protection 0

FHWA No. 006220

Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E8

Item #8.

CONDITION

58 Deck 5 59 Super 5 60 Sub 7 61 Channel 7 62 Culv N

LOAD RATING AND POSTING

31 Design Load 4 64 Operating Rating 1.36 66 Inventory Rating 1.05

70 Bridge Posting 5 63 Method Used Operating Rating 8

41 Open, Posted Or Closed A 65 Method Used Inventory Rating 8

GEOMETRIC DATA

112 NBIS Y Deck Area 9057.4 ' 49 Structure Length 253 ' 48 Longest Span 98 '

34 Skew 0 35 Structure Flared 0 33 Bridge Median 0 52 Deck Width O-O 35.8 '

10 Inv Rt Min Vert Clear 10ft Lane 99 ' 99 " 51 Br Rdwy Width C-C 28.2 '

54 Min Vert UnderClear N 0 ' 0 " 50 Curb or Sidewalk RT 0 ' LT 6 '

55 Min Lat UnderClear RT N 00 ' 00 " 56 Min Lat UnderClear LT 00 ' 00 "

32 Appr Rdwy Width (W/Shoulders) 39 ' 53 Min Vert Clear Over Br Rdwy 99 ' 99 "

47 Inv Rt Total Horiz Clear RT 28 ' 03 " LT ' "

APPRAISAL

67 Struc. Eval 5 69 Underclear, Vert and Horiz N

68 Deck Geo 5 71 Waterway Adq 8

72 App Rdwy Align 8 113 Scour Crit Bridges 8

36 Traffic Safety Features

36A Bridge Railings 0 36B Transitions 1 36C Appr Guardrail N 36D Appr Guardrail Ends N

NAVIGATION DATA

38 Navigation Control 0 40 Navigation Horiz Clear 000 ' 00 " Mile Post

16 Latitude 42.46764302 17 Longitude -91.89440661 111 Pier or Abut. Prot.

39 Nav Vert Clearance 00 ' 00 " 26 Functional Classification of Inventory Route 16

CLASSIFICATION

101 Parallel Str Dsgn N 103 Temp Str Dsgn 20 Toll 3

22Owner 04 21 Maintain Rsp 04 Original Design No. 0

FRA No. (If RR Bridge) 102 Direction of Traffic 2

Deck

Deck Items

Deck Items	Condition Rating	Remarks
1. Wearing Surface	7	DECK OVERLAID WITH NEW CONCRETE, 2024
2. Curbs	6	CURBS PATCHED WITH OVERLAY 2024
3. Median	N	
4a. Sidewalks Left (B.G.07)	5.9 FT 7	
4b. Sidewalks Right (B.G.08)	0 FT 7	
5. Railings (B.C.05)	6	SCATTERED DINGS AND DENTS TO STEEL RAILINGS. CHAIN LINK PEDESTRIAN RAIL REPLACED IN 2024
6. Transition Rating (B.C.06)	6	
7. Rail Protection System	N	
8. Drains	6	
9. Utility Connections	5	CROSSING OVER WEST ABUTMENT.
10. Joint leakage	5	LEAKAGE AT BOTH ABUTMENTS.
11. Expan. Joints and Devices (B.C.08)	6	EXPANSION JOINTS DAMAGED ON BOTH APPROACH SLABS.
12. Deck - Structural Condition	5	SCATTERED SPALLING CONCRETE WITH EXPOSED REINFORCING ON EDGES OF DECK. CRACK DEVELOPING ON OUTSIDE EDGE OF DECK AT COLD JOINT WHERE CURB MEETS SLAB. ISOLATED TRANSVERSE CRACKING WITH EFFLORESCENCE ON UNDERSIDE OF SLAB. HEAVY EFFLORESCENCE AT NORTHEAST CORNER OF DECK.

B.RH.01 Railing Test Level I

B.RH.02 Transition Test Level I

B.G.15 IRR. Deck Area

B.IR.04 Complex Feature N

General Comments DECK OVERLAID 2024

(Remark required for NBI rating of 5 or less)

B.C.01 Deck Condition Rating 5

SPALLING CONCRETE WITH EXPOSED REINFORCING ON OUTSIDE EDGES OF CURBS AND EDGES OF DECK. ISOLATED TRANSVERSE CRACKING WITH EFFLORESCENCE ON UNDERSIDE OF SLAB. HEAVY CRACKING WITH EFFLORESCENCE ON NORTHEAST CORNER OF DECK.

Superstructure

Superstructure Items	Condition Rating	Remarks
1. Bearing Devices (B.C.07)	3	HEAVY CORROSION OF BEARING PLATES AT ABUTMENTS. ROAD DEBRIS AROUND ABUTMENT BEARING DEVICES.
2. Stringers	N	
Lateral Support ()	N	
3. Girders/Beams ()	5	ISOLATED CORROSION WITH INITIAL SIGNS OF SECTION LOSS OF WEBS AND BOTTOM FLANGE AT ABUTMENTS AND DRAIN LOCATIONS.
Lateral Support ()	5	DIAPHRAGMS AT 1/4 POINTS IN EXTERIOR SPANS, 1/5 POINTS IN CENTER SPAN. CORROSION WITH DELAMINATIONS IN WEST ABUTMENT DIAPHRAGMS.
4. Floor Beams	N	
Lateral Support ()	N	
5. Trusses - General	N	
Portals	N	
Bracing	N	
6. Paint	5	PAINT STARTING TO FAIL THROUGHOUT.
7. Rivets or Bolts	6	
8. Welds - Cracks	6	
9. Corrosion	4	ISOLATED SURFACE CORROSION AND INITIAL SIGNS OF SECTION LOSS IN BEAMS. DELAMINATIONS IN WEST ABUTMENT DIAPHRAGMS. BEAM BEARINGS AT ABUTMENTS CORRODED.
10. Timber Decay	N	
11. Concrete Cracking	N	
12. Collision Damage	8	
13. Deflection Under Load	7	
14. Alignment of Members	8	
15. Vibration Under Load	7	

General Comments

B.G.12 Curved Bridge N - Not curved

B.C.14: NSTM Inspection Condition N

(Remark required for NBI rating of 5 or less)

B.C.02 Superstructure Condition Rating 5

PAINT FAILING ON BEAMS AND DIAPHRAGMS. ISOLATED SURFACE CORROSION AND INITIAL SIGNS OF SECTION LOSS AT ABUTMENTS AND DRAIN LOCATIONS ON BEAMS. DELAMINATIONS IN WEST ABUTMENT BEAM DIAPHRAGMS. HEAVY CORROSION OF ABUTMENT BEAM BEARINGS.

Inspection Requirements

FHWA No. 006220 Bridge ID: INDEPENDENCE

Location: T88N-R9W-S04-N90.9-E8

Item #8.

B.IR.01: NSTM Inspection Required N - NSTM inspection not required

B.IR.02: Fatigue Details N - No E/E details

B.IR.04: Complex Feature N - Bridge does not have complex feature

Substructure

Substructure Type	Condition Rating	Remarks
1. Abutments - Caps	6	HAIRLINE CRACKING IN EAST ABUTMENT CAP.
Wings	6	
Backwall	6	CONCRETE
Footing	N	
Piles		NOT EXPOSED.
Scour/Erosion	6	
Settlement	7	
2. Piers or Bents - Caps	7	
Columns	6	
Footing	6	TOP OF FOOTINGS VISIBLE.
Piles		NOT EXPOSED.
Scour/Erosion	5	TOP OF STREAMBED <1 FT. BELOW TOP OF FOOTINGS.
Settlement	8	
3. Concrete Cracking	6	HAIRLINE CRACKING IN EAST ABUTMENT CAP.
4. Steel Corrosion	7	
5. Timber Decay	N	
6. Debris on Seats	5	ROAD DEBRIS AROUND ABUTMENT BEARINGS.
7. Protection System	N	
8. Collision Damage	8	
9. Underwater Inspection Condition (B.C.15)		

General Comments

(Remark required for NBI rating of 5 or less)

B.C.03 Substructure Condition Rating 6

MINOR CRACKING THROUGHOUT.

Underwater Inspection Type NA

B.IR.03: Underwater Inspection Required N - Underwater inspection not required

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Channel Protection

Channel and Channel Protection	Condition Rating	Remarks
1. Channel Scour (B.C.11)	6	STREAMBED <1' BELOW PIER FOOTINGS.
2. Channel Protection (B.C.10)	6	
A. Fender System	N	
B. Spur Dikes and Jetties	N	
C. Vegetation	7	
D. Riprap	6	EMBANKMENT PROTECTED WITH REVETMENT. POURED CONCRETE SLOPE PROTECTION AT EAST ABUTMENT WITH EXPOSED ENGINEERING FABRIC.
3. Channel Condition Rating (B.C.09)	7	
A. Embankment Erosion	6	EROSION AT EAST EMBANKMENT WITH EXPOSED ENGINEERING FABRIC.
B. Drift	7	
C. Channel Change	7	WATERWAY FLOWS STRAIGHT THROUGH ALL EAST 1/4 OF WEST SPAN, CENTER SPAN, AND WEST 1/4 OF EAST SPAN.
D. Adequacy of Opening	7	
Reasons why no underwater inspection is required		

(Remark required for NBI rating of 5 or less)

Drainage Area: 1050 square miles

Scour Critical Bridges (B.AP.03) A B.IR.03: Underwater Inspection Required N - Underwater inspection not required

Scour Critical Bridge Determination: if not originally designed for scour, follow the analysis process below

Scour Analysis (Upload Analysis PDF): Level A Level B Level C

Scour Plan of Action (POA) Implemented (B.AP.04): 0 (Upload POA)

Bridge with Unknown Foundation

Unknown Foundation Analysis (Upload Analysis PDF): Level A Level B

Unknown Foundation Risk Level:

Other Waterway Characteristics

B.AP.02 Overtopping Likelihood 1

B.G.13 Max Bridge Height

Inspection Findings and Evaluation - Scour

Load Rating Bridge Report

Report By: COURTNEY WAND

Date: 12/01/2020

Width C-C 28.2 ' Str Length 253 Bridge Structure Type: 402 Year Built: 1968

B.SP.02: Number of Spans: 3 Total Spans: 3 B.G.04 Min. Span Length 76

B.LR.02 Design Method B.G.03 Max. Span Length 98.1

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): H20 - H-20 Lanes 2 Rating Method (B.LR.04): LRFR

Inventory Rating (B.LR.05): 1.05 Tons/RF **Operating Rating (B.LR.06):** 1.36 Tons/RF

Inventory Rating is controlled by: FLEXURE Operating Rating is controlled by: FLEXURE

critical location INT. BEAM AT PIER critical location INT. BEAM AT PIER

Comment:

1/2" INTEGRAL WEARING SURFACE DEDUCTED FROM COMPOSITE SECTION CAPACITY.
ADDITIONAL THICKENED 5' WALKWAY DEAD LOAD WAS ASSUMED TO BE CARRIED BY THE WALKWAY BEAM.

Calculations attached

Deck (B.C.01): 5 Superstructure (B.C.02): 5 Substructure (B.C.03): 6 Culvert (B.C.04): N

Design Standard (If applicable):

Restriction Description: (If applicable)

Load Evaluation and Posting

[Iowa Load Rating Vehicles](#)

B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
-----------------------------------	-------------------	-----------------------------------	-----------------------	------------------------

Straight Trucks



Type 4	53.2	1.95		T
SU4 truck	52	1.93		T
SU5 truck	54	1.74		T
SU6 truck	55	1.58		T
SU7 truck	56	1.45		T

Truck - Semi Trailer



Type 3S3A	72.5	1.81		T
Type 3S3B	97.7	2.17		T
Type 4S3	92.2	1.92		T

Truck - Full Trailer



Type 3-3	71.2	1.78		T
Type 5-2		0		T

Emergency Vehicles

Type EV2		0		T
Type EV3		0		

Implement of Husbandry

Type NRL		0		
Type IoH				

FHWA No. 006220 Bridge ID: INDEPENDENCE Location: T88N-R9W-S04-N90.9-E8

B.LR.08 Routine Permit Loads B.LR.07 Controlling Rating Factor

Permit Vehicle Adequacy: 90KNR 100K Crane Axle GroupNR 136K A NR 136K B NR 156KNR

All Systems Permit Fluid Milk Truck Small Annual Crane

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

Name COURTNEY WAND Date 12/01/2020

License No.: 23610 License renewal date December 31, 2021

FHWA # 006220 Report By: COURTNEY WAND Date: 12/01/2020

BRIDGE ID: INDEPENDENCE

STRUCTURAL RATING	
	<p>I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.</p> <p>_____ Signature</p> <p style="text-align: right;">12/01/2020 Date</p> <p>Printed or Typed Name COURTNEY WAND</p> <p>License No.: <u>23610</u> My license renewal date is December 31, 2021</p>

Comments

RATING ASSUMES SUPERSTRUCTURE CONTROLS CAPACITY. RATING MUST BE RE-EVALUATED UPON SIGNS OF DISTRESS OF ANY STRUCTURAL BRIDGE COMPONENT.

LOAD RATING EVALUATION FORM

Name:	Alex Davis	Bridge ID	2ND ST SOUTH-WEST
Main Span Materials & Design (Item 43):	402	FHWA No:	6220
County / City:	Buchanan County / Independence	Date:	03/08/2026
Location:	T88N-R9W-S04-N90.9-E87.3	ADT:	1670

The purpose of this evaluation form is to determine if the condition and configuration of the structure is still consistent with the load rating calculations that were completed during a previous bridge inspection. If the answer to all of these evaluation items is "No" then recalculation is not required. IF the answer to any of these evaluation items is "Yes", a Professional Engineer, licensed in the State of Iowa, must evaluate if re-calculation of the load ratings for this structure is required. Answer "No" or "Yes" to the following.

Was the bridge re-rated as part of this inspection?

If "no", check the following criteria. If "yes", no additional information is needed. No

If any of the following criteria are "Yes", the bridge shall be load rated:

1. The bridge is new. No
2. The bridge has undergone a major rehabilitation that affects the controlling structural element. This may include the deck, superstructure, or substructure elements. No
3. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; code decreased to 3 or less. No
4. Moderate to significant changes to the superstructure dead load occurred. This may include the addition of an overlay or changes of 2 or more inches of overburden such as earth or rock since the previous rating. No
5. Lateral support of the beams changed. No
6. Five feet or more of scour/erosion occurred at the foundations due to flooding events or progressive down cutting. No

If "yes", the bridge shall be evaluated for structural capacity of the foundations.

If any of the following criteria are "Yes", the bridge shall be considered for re-load rating:

1. Item 58, Deck; Item 59, Superstructure; Item 60, Substructure; or Item 62, Culvert; coding decreased to 4. No
2. New information found during the most recent field inspection affects load capacity. No
3. Additional investigation, testing, or analysis was done and found issues that may affect load capacity. No
4. Item 63 and 65, Rating Method, is coded 5. No

Does the bridge need to be re-rated?

If yes, re-rate the bridge and update the Bridge Load Rating Report No

Load Rating Evaluation Comments:



File Date: 12/22/2025

File Description Road view looking West



File Date: 12/22/2025

File Description Side view looking North



File Date: 03/09/2026

File Description Underside of bridge



File Date: 12/22/2025

File Description Minor dings in steel railing throughout



File Date: 12/22/2025

File Description Cracks forming in outside edge of deck at cold joint where curb meets slab



File Date: 12/22/2025

File Description Scattered spalls with exposed reinforcing in outside edge of deck throughout



File Date: 12/22/2025

File Description Heavy efflorescence at Northeast corner of slab



File Date: 12/22/2025

File Description Scattered transverse cracking on underside of deck with efflorescence



File Date: 12/22/2025

File Description Heavy corrosion of beam bearings at abutments



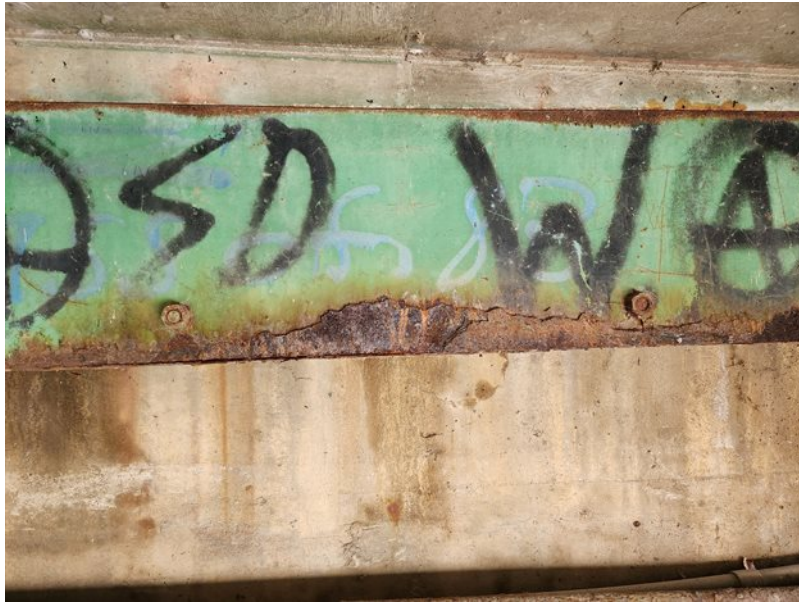
File Date: 12/22/2025

File Description Corrosion of beam ends at abutments (typical throughout)



File Date: 12/22/2025

File Description Typical condition of beams



File Date: 12/22/2025

File Description Corrosion of West abutment diaphragms with delaminations



File Date: 12/22/2025

File Description Cracking of East abutment cap



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: ICAP Renewal Date

DISCUSSION:

Staff would like to discuss the renewal date of our ICAP plan with the City Council. Our local insurance agent, John Evers, will also be present to discuss with the Council.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.



**CITY COUNCIL
WORK SESSION
MEMORANDUM**

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: Larson Lane and Cedar Street Potential Future Project

DISCUSSION:

Staff would like to have a conversation with the Council about a potential future project, Larson Lane, and also discuss the connection of Cedar Street between Juniper and the new Pines Third Plat Addition.

Aerial views are included for reference.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Larson Lane

Item #10.

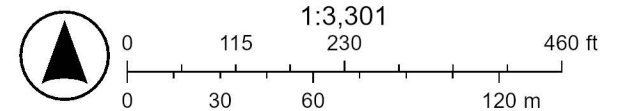


4/2/2026, 2:58:57 PM

-  Municipal Boundary
-  Buchanan Parcels
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 60cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

Cedar Street

Item #10.

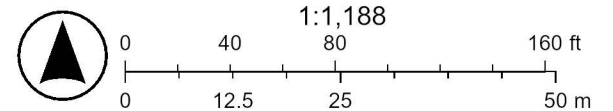


4/2/2026, 3:01:02 PM

-  Municipal Boundary
-  Buchanan Parcels
- World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

- Citations
- 30cm Resolution Metadata



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor



CITY COUNCIL WORK SESSION MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: April 6, 2026

ITEM TITLE: 204 3rd St. NE – Disposition of Real Estate

DISCUSSION:

In 2025 the City of Independence acquired an abandon property located at 204 3rd St NE through 657A proceedings.

The City of Independence can now move forward with disposition of the parcel and must determine the preferred method for doing so.

Staff has received interest from parties willing to acquire the property in its current “as-is” condition.

Should the City choose to proceed with an as-is sale (including any existing structures), staff recommends that the transaction include contingencies outlined within a development agreement to ensure compliance with City expectations and timelines.

Potential methods for disposing of the property in an as-is condition include:

- Publication/Posting – Sealed Bid Process
- Listing through a Real Estate Broker

Additional considerations include:

- Will the City establish a minimum acceptable bid value?

It is also important to note that current zoning regulations for R-2 districts require a minimum lot size of 7,000 square feet. This parcel contains 5,247 square feet, which is 1,753 square feet below the required minimum.

One potential development scenario would involve construction of a small or “tiny” home on the lot. Under this approach, the City Council could consider approval on a case-by-case basis; however, the structure size would likely be limited to between 400 and 1,000 square feet.

Alternatively, construction of a primary structure exceeding 1,000 square feet would require approval of a variance from the Board of Adjustment. The variance would specifically address the construction of a larger dwelling on a lot that does not meet the minimum size requirement for the R-2 zoning district.

Staff consulted with City Attorney Daniel Morgan regarding the feasibility of granting such a variance. He expressed support for its consideration, noting that the property is zoned residential and may otherwise be rendered effectively unusable if limited solely to a small or “tiny” home.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.





CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: April 6, 2026

ITEM TITLE: Compensation and Classification Comparables Discussion

DISCUSSION:

On March 19th, I sent an email to the Council requesting review and feedback on the comparable organizations to be used by McGrath Human Resources in its ongoing Compensation and Classification Study.

One Council Member requested that the University of Northern Iowa (UNI) be removed from the list of comparables, as it is listed as a comparable for the Library. This discussion is to gather feedback from the entire Council on how they would like to proceed with that specific comparison point.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.